

# The Commonwealth of Kentucky

## MASTER AGREEMENT

### (APPROVED) ORIGINAL

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Master

Agreement No: M-05468008

Requisition No:

IMPORTANT

Show Master Agreement number on all packages, invoices and correspondence.

Description: VFA, Inc. - Facilities C & A

Sub Type: MA-PSC Std Fixed/Capped

Effective Date: 30 Mar 2006

Expiration Date: 30 Jun 2006

Administered By: F. DIANN DONALDSON, CPA

Telephone: (502) 573-1555 ext (245 )

Cited Authority: 218

Issued By: F. DIANN DONALDSON, CPA

CONTRACTOR

VFA INC  
ATTN MR MICHAEL CROSSON 266 SUMMER ST  
BOSTON MA 02210  
USA

Line	Description	Del. Days	Quantity	Unit Issue	Unit Price	Misc.	Total Price
0001	Statewide facilities condition assessment		1.0000	Each	\$1,747,493.00000	\$0.00	\$1,747,493.00

#### Extended Description

The Council on Postsecondary Education, in cooperation with the public postsecondary institutions, is entering into a contract for a prime contractor to design and implement a statewide facilities condition assessment. As result of our Request for Proposal # S-05468008, the Council has selected VFA, Inc. as that contractor.

VFA, Inc. will study the relative condition and adequacy of the education and general facilities of the public institutions in the Commonwealth of Kentucky. The study will consider the condition, adequacy, and fit-for-continued-use of the facilities (in some capacity), whether or not facilities are comparable among the campuses given the different missions of the institutions, comparable adequacy of the physical facilities given the size and projected growth of the institution, and such other factors as appropriate. The study will include all facilities contributing to the accomplishment of the institution's mission and the postsecondary education public agenda, except auxiliary enterprise, housing and dining, and intercollegiate athletics facilities. The study will consider the status of facilities central to the academic mission of the institutions that are supported by the state General Fund, private funds, federal funds, or gifts and grants. Also, the study will consider the policies on funding and whether those policies contribute to inequities among the institutions, including the overall costs to the students.

#### Contract extension:

It mutually understood and agreed upon by both parties that the Facilities Condition Assessment project will not be completed by June 30, 2006, as indicated in the RFP timeline. Therefore, by signing this Master Agreement, both parties acknowledge their desire and agreement to receive a "no-cost" extension covering the period of July 1, 2006 through June 30, 2007 - upon full approval by the Commonwealth's Finance and Administration Cabinet.

#### Source of funds:

Technology Trust Fund, with reimbursement from each participating postsecondary institution

#### Additional Markings and Instructions

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COUNCIL ON POSTSECONDARY ED  
ATTN: F. DIANN DONALDSON, CPA  
1024 CAPITAL CENTER DR STE 320  
FRANKFORT KY 40601  
Phone: (502) 573-1555 ( )  
Fax: (502) 573-1535

<This address is applicable to all line items>

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COUNCIL ON POSTSECONDARY ED  
ATTN: F. DIANN DONALDSON, CPA  
1024 CAPITAL CENTER DR STE 320  
FRANKFORT KY 40601  
Phone: (502) 573-1555 ( )  
Fax: (502) 573-1535

<This address is applicable to all line items>

0002	Optional Software		1.0000	Each	\$80,000.00000	\$0.00	\$80,000.00
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#### Extended Description

#### Additional Markings and Instructions

Total Amount

\$1,827,493.00

# The Commonwealth of Kentucky

## MASTER AGREEMENT

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Requisition No:

Name and Title of Contracting Officer

By signing this contract, the vendor agrees that electronic approvals may serve as electronic signatures.

1st Party X:

Title:

Date:

2nd Party X:

Title:

Date:

Other Party X:

Title:

Date:

Approved as to form and legality:

Attorney

# LEGISLATIVE RESEARCH COMMISSION

## PROOF OF NECESSITY FORM

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Agreement No: M-05468008

Requisition No:

**AGENCY / BRANCH / DIVISION:** POSTSECONDARY ED, COUNCIL ON

**TYPE OF AWARD** New

**1. NAME AND ADDRESS OF VENDOR**

C  
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VFA INC  
ATTN MR MICHAEL CROSSON 266 SUMMER ST  
BOSTON MA 02210  
USA

**2. EFFECTIVE PERIOD OF AWARD**

**Effective Date:** 30 Mar 2006

**Expiration Date:** 30 Jun 2006

**3. DESCRIPTION OF WORK TO BE PERFORMED**

To design and implement a statewide facilities condition assessment.

**4. FINANCIAL AND AWARD COST DATA**

**Total Projected Cost of Award:** \$1,827,493.00

**Source of Funds:** **Federal:** \$0.00

**General:** \$0.00

**Agency:** \$0.00

**Capital**

**Construction:** \$0.00

**Other:** \$1,827,493.00

**If Other, specify:** Institutional Funds

**If federal, is there an associated grant?**

Not Applicable

**Is the agency paying FICA?**

☐ Yes ☒ No

**Was award cost included as a line item in the most recent budget bill for the Commonwealth?**

☐ Yes ☒ No

**Was this cost included in the current agency budget?**

☒ Yes ☐ No

**If No, explain source of funds:**

Not Applicable

**Detailed Description of Projected Cost:**

\$1,197,613 general assessment level 1  
(29,940,339 sq. ft x \$0.04)

\$549,880 conduct space needs, educational adequacy, etc. including reimbursable expenses

\$80,000 optional software and services

**Method of Payment:**

**Frequency of Payment:** Completion of Milestones

**If Other, explain:** Not Applicable

**5. CONTRACTOR JUSTIFICATION**

**Could or should the work be performed by state personnel?**

☐ Yes ☒ No

**Justification for Outside Service Provider:**

Council staff does not possess the necessary skills, knowledge, or experience.

# LEGISLATIVE RESEARCH COMMISSION

## PROOF OF NECESSITY FORM

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Requisition No:

**AGENCY / BRANCH / DIVISION:** POSTSECONDARY ED, COUNCIL ON

**6. NAME/ADDRESSES OF OTHER PROVIDER(S) CONSIDERED:**

(1) GBBN Architects, Inc  
332 East 8th Street  
Cincinnati, OH 45202

(2) 3D/International, Inc.  
1800 West Loop South, Ste. 400  
Houston, TX 77027

(3) Equis Corporation  
161 N. Clark, Ste. 2400  
Chicago, IL 60601

(4) Eva Klein & Associates, Ltd.  
503 Seneca Road  
Great Falls, VA 22066

**7. BASIS FOR SELECTION OF PROPOSED CONTRACTOR (PSC) /**  
**REASON FOR EXCHANGE OF RESOURCES OR RESPONSIBILITIES (MOA):**

Highest evaluation score, per RFP

**8. PLANNED PERFORMANCE MONITORING ACTIVITIES:**

Vendor will be in continual contact with Council project director, Sherron Jackson, and will be making frequent required reports.

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	<b>Buyer Name</b> Diann Donaldson		

**Additional terms and conditions**

(1) The RFP S-05468008 titled "Facilities Condition Assessment" and VFA's response to the RFP, dated December 12, 2005, along with all additional correspondence and clarification, including, but not limited to the information contained in the vendor presentation dated January 13, 2006, are hereby incorporated by reference into this contract and made a part thereof.

(2) VFA, Inc. will provide, at the first meeting, a schedule of campus visits.

(3) The list of facilities to be assessed is attached and made a part of this contract.

(4) The Council will make payment to VFA, Inc. in accordance with the following:

- The total contract price is \$1,827,493, consisting of two components: \$1,747,493 base agreement and \$80,000 optional software.
- Seventy-five percent of the base contract price ( $\$1,747,493 \times 75\% = \$1,310,620$ ), will be made available for payment to VFA, Inc based on the amount of work as completed and as invoiced to the Council in accordance with section 5 below.
- Twenty-five percent of the base contract amount ( $\$1,747,493 \times 25\% = \$436,873$ ) will be withheld as the final contract payment upon:
  - (a) completion of assessment;
  - (b) a final report to the Council and each institution containing the information contained on pages 6 and 7 of the RFP titled facilities condition and capital renewal and replacement system; and
  - (c) delivery of a database in CVS or Microsoft ACCESS of the data, data analysis, reports, and recommendations from the assessment.
- The final payment will be sufficient to bring the base contract payment to \$1,747,493 (calculated as follows:  $\$0.04 \text{ PSF} \times 29,940,339 \text{ sq. ft.} = \$1,197,613$  plus \$549,880) per the agreed contract.
  - Note: Should VFA determine discrepancies of greater than 5% exist in the Council's SF data, then at the end of the project, VFA reserves the right to work with the Council to adjust the contract amount accordingly.
- The second component of the contract is an optional \$80,000. This is a not to exceed dollar amount for software licenses and services. If the Council chooses to acquire software and services, terms and contracts will be determined when and if an agreement is reached. Payment for software and services will be billed and paid separately.

(5) All payments will be made upon receipt of a signed, dated invoice from VFA, Inc. specifying the work that has been completed at each institution and that includes the square footage of the space analyzed. The Council will be responsible for all payments. Payment will be made within thirty (30) days of receipt of an invoice.

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(6) VFA, Inc. will present the final report to (a) the Council on Postsecondary Education for acceptance (b) The Strategic Committee on Postsecondary Education which serves as a public forum for the Council and the leadership of the Executive and Legislative branches to exchange ideas about the future of postsecondary education, including support of the budgetary process, and (c) The Capital Planning Advisory Board of the Kentucky General Assembly which is empowered to prepare a comprehensive state capital improvements plan and to make funding recommendations to each branch head as to state spending for capital projects.

(7) The Council reserves the right to request that a particular institution's facilities review be scheduled late in the review process to accommodate special circumstances.

(8) The timeframe to complete the contract is anticipated as follows:

- Begin Time March 30 or April 1, 2006
- Draft reports due November 15, 2006
- Final Reports due December 1, 2006
- Reports to the Council and 2 Legislative Groups December 2006 and January 2007.

(9) Software

- VFA, Inc. will provide the Council 10 guest accounts for the duration of the assessment period - one at each institution and two at the Council. VFA will provide 10 users access to the VFA facility software for sixty days starting September 1, 2006 and running through October 31, 2006. Access will be provided via VFA ASP, hosting services.
- The cost for this service is \$3,900.
- Software training for the guest accounts will be provided by VFA, Inc. at a Kentucky location provided by the Council. The fee for training is \$7,000, plus travel expenses, as determined by the Commonwealth of Kentucky Travel Regulations.
- Acquisition of the software is a separate determination within the general structure of the contract.

## **Optional Services**

### *Additional Facilities (Buildings)*

Kentucky's postsecondary institutions may contract with VFA for a review of additional facilities (buildings) per the same general scope of services and for the same price per square foot that is contained in this contract. The institutions will allow for the same level of efficiencies that exist in this contract's scope relative to building(s) size, number, proximity and complexity. VFA will honor this price for a period of two years after the authorization date of this contract.

Institutions may opt to purchase level 2 assessments with VFA. Assuming that a combined level 1 and level 2 assessment is done simultaneously, the additional service is for a minimum of 1

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million SF, and that the work is for buildings contained in the Council's primary building list, there will be an additional charge of \$0.04 per square foot bringing the total cost for a level 2 assessment to \$0.08 PSF.

#### *Additional Site & Utilities Survey*

The assessment of site and utilities assets will include the major systems included in the table below. Visible and non-visible systems and system components will be evaluated by a VFA consultant with experience in the specific technical discipline relevant to the system. Visible systems will be evaluated by physically touring the site, review of institution maintenance records, and by in-depth interviews of institution facility personnel with historical knowledge of each of the assets. Where site systems or system components are buried or otherwise inaccessible, VFA will interview institution personnel and review institution maintenance records to gain insight and gather information related to system type, age, quantities and condition in order to construct accurate cost estimates. Items requiring a corrective action as well as long term renewal costs for each asset will be identified. System cost models will be created for each asset. Where available, VFA may use existing institution system cost models as reference in the development of updated system models. Where applicable, an asset may be divided into sections for the development of replacement value and FCI. The division of an asset will be done by appropriate sections such as functionality, street, specific site area, age, or size. The final list of assets, and divisions of each if necessary, will be reviewed and approved by each institution prior to finalizing the assessment documents. The assessments of the infrastructure and site utilities will include up to and including the exterior disconnect of the service.

VFA's assessment professionals will conduct a site/utilities survey for the following general areas:

#### **Additional Infrastructure Assessment Services**

- Steam
- Chilled Water
- Potable Water
- Storm Systems
- Telecommunications and Paging
- Fuel Pumps and Storage Tanks
- Fencing and Guardrails
- Compressed Air
- Landscaping
- Waste Treatment
- Fire Service Water
- Electrical
- Fiber Optic
- Sanitary Sewer Systems
- Paved Roads, Parking and Walks
- Vehicular Bridges
- Curbs, Gutters, Retaining Walls
- Water Storage Tanks
- Security Entry

For pricing purposes, VFA has provided some parameters around which a price range can be established:

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Assuming all site/utility elements will be analyzed at the same time, it is estimated that for a campus of up to a 1,000,000 gross square feet or approximately 20 buildings, the cost for this service will be approximately \$45,000 to \$49,000 depending on the institution's exact portfolio. Data will be delivered in a Level 1 (system level) format consistent with the rest of the physical assets in the database. On request, larger campuses will be quoted on a case-by-case basis.



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**Statewide Facilities Condition Assessment**  
**Kentucky Postsecondary Education – Public 4-Year Institutions**

*Revised January 13, 2006*

<b>Institution Name</b>	<b>Campus #</b>	<b># of Buildings</b>	<b>Building GSF</b>
Eastern Kentucky University	00	91	2,815,351
	02	1	36,598
	<i>Total</i>	<i>92</i>	<i>2,851,949</i>
Kentucky State University	00	30	726,963
	<i>Total</i>	<i>30</i>	<i>726,963</i>
Morehead State University	00	27	1,429,295
	02	4	126,717
	<i>Total</i>	<i>31</i>	<i>1,556,012</i>
Murray State University	01	36	2,162,262
	02	4	136,154
	04	1	13,248
	05	2	46,358
	09	1	95,347
	<i>Total</i>	<i>44</i>	<i>2,453,369</i>
Northern Kentucky University	01	17	1,518,712
	02	1	39,542
	<i>Total</i>	<i>18</i>	<i>1,558,254</i>
University of Kentucky	00	120	8,173,511
	54	1	100,426
	58	6	132,014
	76	1	3,538
	84	3	24,684
	88	1	37,971
	23	1	20,000
	LCC Campus	3	208,714
	<i>Total</i>	<i>136</i>	<i>8,700,858</i>
University of Louisville	01	61	3,178,707
	02	14	1,204,103
	03	5	129,225
	05	1	1,730
	<i>Total</i>	<i>81</i>	<i>4,513,765</i>

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Western Kentucky University	00	30	1,793,030
	02	1	67,591
	<i>Total</i>	<i>31</i>	<i>1,860,621</i>
<b>Total 4-Year Institutions</b>	<b>463</b>	<b>24,221,791</b>	
<b>Total 2-Year Institutions (KCTCS)</b>	<b>192</b>	<b>5,740,720</b>	
<b>Total - All Institutions</b>	<b>655</b>	<b>29,962,511</b>	

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**Fall 2004**  
**Eastern Kentucky University**  
**Buildings Included For Statewide Assessment**

<b>BLDG</b>	<b>NAME</b>	<b>GSF</b>
0101	UNIVERSITY	24,472
0102	HOME MGT HOUSE TURL	4,018
0103	ROARK	34,742
0104	CAMMACK	n/a
0105	WEAVER	62,094
0106	FITZPATRICK	36,839
0107	MEMORIAL SCIENCE	40,426
0108	FOSTER	36,983
0109	DONOVAN	117,510
0110	GIBSON	27,612
0111	ALUMNI	154,243
0112	COMBS CLASSROOM	132,004
0113	CRABBE LIBRARY	158,115
0114	MOORE BLDG	123,595
0115	BURRIER	56,894
0116	CARTER	23,669
0117	BEGLEY	189,394
0118	WALLACE	123,761
0119	JANE F CAMPBELL BLD	105,316
0120	STRATTON BLDG	169,224
0121	KEITH	36,958
0122	JOHN ROWLETT BLDG	53,566
0123	DIZNEY BUILDING	54,725
0125	FUNDERBURK BUILDING	91,063
0126	FIRE SCIENCE	10,304
0127	CRABBE ADDITION	60,691
0128	MOBERLY BLDG	40,000
0201	RAMSEY HEAT PLANT	7,257
0202	COATES	61,918
0204	KEEN JOHNSON BUILDING	61,510
0206	VAN PEURSUM PAVILLI	4,330
0207	COAL STORAGE SHED	1,650
0208	AULT	34,007
0210	GREENHOUSE #1	3,289
0211	PARK OBSERVATORY	625
0212	GREENHOUSE #2	5,208
0214	JONES BLDG	25,313
0217	BREWER	2,791

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0218	POWELL UNIV. CENTER	154,295
0220	L. O. MARTIN	35,320
0221	FRANK GENTRY	21,896
0222	JOHN BLACK BLDG.	4,780
0224	GREENHOUSE 3	1,500
0231	ADAMS BLDG	32,500
0232	RANGE CONTROL BLDG	500
0233	GABBARD BUILDING	15,000
0234	MAYWOODS LODGE	3,356
0235	MAYWOODS PUMP HOUSE	150
0237	CARL D PERKINS	106,122
0237A	HUMMEL (ARNIN D) PLANETARIUM	13,883
0239	MAYWOODS MAINTENANCE BLDG.	1,678
0241	GREENHOUSE 4	1,500
0242	GREENHOUSE 5	1,500
0258	Student Services Bui	n/a
0304	BECKHAM	14,685
0305	MILLER	11,477
0306	MCCREARY	11,113
0309	CASE (PARTIAL) ANNEX	57,283
0310	MATTOX HALL	37,648
0519	ALUMNI (RICHARDS) HOUSE	3,994
0550	MILLION HOUSE	1,912
0576	MARTIN (ROBERT R.) HOUSE	3,649
0601	BLANTON HS. GARAGE	480
0608	GUARD HS. - COATES BLDG.	38
0637	DAIRY BUILDING	4,895
0638	DAIRY BARN	17,280
0641	MEADOW B BARN	3,024
0642	MEADOW B BARN	2,400
0643	MEADOW B BARN6	2,400
0644	MEADOW B BARN	5,616
0645	MEADOW B BARN	4,992
0646	MEADOW B BARN	1,230
0647	HALL TOB BARN	5,020
0649	MB BEEF FAC	1,200
0650	MB SWINE FAC	1,200
0651	MB MACHINERY SHED	1,500
0652	MEADOWBROOK BEEF BARN	5,100
0653	LILLY CORNETT WOODS STORAGE	1,200
0654	LILLY CORNETT WOODS MUSEUM	2,000
0655	MB SWINE FINISHING FACILITY	3,312
0657	MB CATTLE WORKING FACILITY	2,000

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<b>0658</b>	MB SMALL HAY BARN	1,551
<b>0665</b>	STRATTON STORAGE BLDG. #1	240
<b>0666</b>	STRATTON STORAGE BLDG. #2	240
<b>0667</b>	CONCESSION BLDG	327
<b>0669</b>	STRATTON STORAGE BLDG. #3	250
<b>0670</b>	AG DEPT. STORAGE BLDG.	2,400
<b>0671</b>	MEADOWBROOK MILKING PARLOR	4,895
<b>0672</b>	MEADOWBROOK FREE STALL BARN	17,280
<b>0681</b>	Carnes tob barn1	4,700
<b>0683</b>	Carnes calf barn	1,440
<b>0684</b>	Carnes corn crib 1	1,080
<b>0685</b>	Carnes corn crib 2	1,900
<b>0689</b>	MB COMMODITY FEED SHED	2,304
<b>7690</b>	Law Enforcement Trng	n/a
<b>7691</b>	Law Enf. Trn. Ctr-Ph	n/a
<b>7693</b>	Simulator Building	n/a
<b>7694</b>	McKinney Skills Addi	n/a
<b>7696</b>	Fitness & Wellness	n/a
	<b>To Be Included in Assessment</b>	<b>2,815,351</b>
<b>TOTAL ECU</b>		<b>2,851,949</b>

**INSTITUTION=Eastern Kentucky University CAMPUS=02**

<b>BLDG</b>	<b>NAME</b>	<b>GSF</b>
<b>7244</b>	Corbin Center	36,598

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**Fall 2004**  
**Kentucky Community and Technical College System**  
**Buildings Included for Statewide Assessment**

<b>BLDG #</b>	<b>BUILDING NAME</b>	<b>GSF</b>
<b>Henderson Community College CAMPUS=05</b>		
<b>0800</b>	H S LACKEY ADM BLDG	32,700
<b>0804</b>	CLASSROOM BUILDING	20,650
<b>0806</b>	STUDENT ACTIVITIES	12,050
<b>0810</b>	J.M. HARTFIELD BLDG.	21,034
<b>0811</b>	HEND ACADEMIC/TECH	39,005
<b>0812</b>	AUDITORIUM/FINE ARTS	37,144
<i>HCC Total</i>		<i>162,583</i>
<b>Hopkinsville Community College CAMPUS=01</b>		
<b>0900</b>	ACADEMIC BLDG-HVILLE	52,250
<b>0901</b>	ADMINSTRATIVE BLDG	18,374
<b>0902</b>	LEARNING RESOURCE	22,287
<b>0903</b>	AUDITORIUM HOPKISVIL	31,704
<b>0904</b>	TECHNOLOGY CENTER	68,000
<b>0905</b>	WELDING BUILDING	2,400
<i>HCC Total</i>		<i>195,015</i>
<b>Southeast Ky Community and Technical College CAMPUS=01</b>		
<b>1551</b>	Cumberland T/C (Bell County Campus, Pineville)	22,435
<b>SC&amp;TC CAMPUS=02</b>		
<b>1500</b>	NEWMAN HALL	26,450
<b>1501</b>	HEATING PLANT-S.EAST	1,100
<b>1503</b>	FALKENSTINE HALL	27,588
<b>1507</b>	GENERATOR SHELTER	117
<b>1508</b>	CHRISMAN HALL	23,534
<b>1509</b>	FINE ARTS/APP CTR	58,885
<b>SC&amp;TC CAMPUS=03</b>		
<b>1561</b>	STUDENT SERVICES BLD	33,662
<b>1562</b>	ADMINISTRATION BLDG	28,579
<b>1563</b>	MINE INDUSTRIES BLDG	30,370
<b>1564</b>	MOCK MINE BLDG	24,217
<b>SC&amp;TC CAMPUS=04</b>		
<b>1525</b>	WHITESBURG CENTER	16,447
<b>SC&amp;TC CAMPUS=06</b>		
<b>1510</b>	ADMINISTRATION	23,309
<b>1512</b>	SCIENCE AND TECH	45,400
<b>1513</b>	LIBERAL ARTS	18,232

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*SC&TC*

*Total*

380,325

**Elizabethtown Community College CAMPUS=04**

<b>0600</b>	ADMINISTRATION BLDG.	35,136
<b>0605</b>	SCIENCE BUILDING	33,700
<b>0606</b>	STUDENT CENTER	17,600
<b>0607</b>	LEARNING RES CENTER	26,426
<b>0608</b>	ACADEMIC/TECHNICAL	50,200

ETC CAMPUS=00

<b>0651</b>	E-Town TC	110,309
<b>0658</b>	CENTRAL REG PS ED CT	71,280

*EC&TC*

*Total*

344,651

**Somerset Community College CAMPUS=06**

<b>1400</b>	MEECE HALL	37,100
<b>1405</b>	STONER HALL	22,450
<b>1411</b>	H.D. STRUNK LEARNING	20,047
<b>1412</b>	COOPER HALL	21,688
<b>1420</b>	LAUREL CTR MAIN BLDG	22,000
<b>1408</b>	A E BLAKLEY A/T BLDG	54,250
<b>1415</b>	H ROGERS STUD COMM	53,000
<b>1425</b>	SERPEC	41,334
<b>1701</b>	Laurel Tech College	64,716

SC&TC CAMPUS=02

<b>1451</b>	TRANSPORT & MFG BLDG	67,619
<b>1452</b>	ACADEMIC BLDG	21,353
<b>1453</b>	ADMINISTRATION BLDG	3,888
<b>1454</b>	STUDENT CENTER	3,186
<b>1455</b>	DIESEL BLDG	7,649

SC&TC CAMPUS=05

<b>1475</b>	MCCREARY CTR SOMR CC	27,300
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SC&TC CAMPUS=06

<b>1490</b>	CLINTON CENTER	49,320
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*SC&TC*

*Total*

516,900

**Ashland Community & Technical College CAMPUS=07**

<b>0500</b>	ASHLAND C COLLEGE	149,400
<b>0501</b>	ASHLAND ACADEMIC/LRC	34,159
<b>0502</b>	GOODPASTER BLDG	35,300

AC&TC CAMPUS=03

<b>0575</b>	TECHNOLOGY DR CAMPUS	43,000
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*AC&TC*

*Total*

261,859

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**Big Sandy Community and Technical College CAMPUS=09**

<b>1300</b>	JOHNSON ADM. BLDG.	39,200
<b>1305</b>	PIKE TECHNOLOGY BLDG	29,800
<b>1307</b>	MAGOFFIN LRC BUILD	30,043
<b>1304</b>	CL RM HEALTH ED CTR	22,280
<b>1311</b>	NE REG PS ED CTR	36,450
<b>1312</b>	EAST KY SCIENCE CTR	9,213
<b>1308</b>	CAMPBELL SCIENCE BLD	25,000

*BSC&TC Campus 00*

<b>1351</b>	Building A	11,047
<b>1352</b>	Building B	18,341
<b>1353</b>	Building C	22,763
<b>1354</b>	Building D	34,576
<b>1355</b>	Building E	41,162
<b>1356</b>	Building F	37,258
<b>1357</b>	Building I	11,136

*BSC&TC Campus 01*

<b>1371</b>	Bldg J/ Diesel T / C	35,993
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*BSC&TC Campus 02*

<b>1381</b>	Betsy Lane S / Mine	20,400
<b>1382</b>	SIM MINE CLASSROOM	1,152

*BSC&TC Campus 03*

<b>1391</b>	Pike Co Reg. Tech Ct	70,000
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*BSC&TC*

*Total* 495,814

**Western Kentucky Community & Technical College - CAMPUS=11**

<b>1608</b>	CROUNSE HALL	51,235
<b>1609</b>	NEMER FINE ARTS BLDG	8,904
<b>1611</b>	ALLIED HEALTH PADUCA	51,327
<b>1600</b>	CARSON HALL	11,600
<b>1601</b>	GARAGE	2,619
<b>1602</b>	ROSENTHAL HALL	22,900
<b>1603</b>	WALLER HALL	22,900
<b>1604</b>	ATHLETIC BUILDING	27,300
<b>1605</b>	M & O BUILDING	2,400
<b>1607</b>	MATHESON LEARNING CT	34,250
<b>1610</b>	STUDENT CENTER	36,830

**WKC&TC CAMPUS=00**

<b>1651</b>	WEST KY TC (Anderson Building)	154,144
<b>1652</b>	Mechanical Room	756

**WKC&TC CAMPUS=01**

<b>1661</b>	Purchase Trn Ctr	12,600
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*WKC&TC Total* 439,765



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**Jefferson Community & Technical College CAMPUS=13**

<b>1000</b>	SEMINARY BUILDING	80,400
<b>1002</b>	HARTFORD BUILDING	104,167
<b>1005</b>	LIBRARY	44,690
<b>1006</b>	VOCATIONAL TECH INST	143,490
<b>1007</b>	BROADWAY BUILDING	30,000
<b>1050</b>	STUDENT COMM CENTER	18,112
<b>1051</b>	BUSINESS BUILDING	15,035
<b>1052</b>	ADMIN LRC BUILDING	56,400
<b>1053</b>	SCIENCE BUILDING	35,835
<b>1054</b>	ARTS AND HUMANITIES	14,136
<b>1025</b>	SHELBY CAMPUS	47,940
<b>1055</b>	JCC SW SOCIAL SCI	28,000

**JTC CAMPUS=00**

<b>1071</b>	Jeff TC Bldg A (Jeff. CTC, Tech Campus, Bldg A)	56,263
<b>1072</b>	Jeff TC Bldg B (Jeff. CTC, Tech Campus, Bldg B)	91,876
<b>1073</b>	Classroom & Adm	3,065
<b>1074</b>	Cow&Bull Barn #1	3,800
<b>1075</b>	Equipment Shed	3,800
<b>1076</b>	Old Barn # 2	4,800
<b>1077</b>	Dairy Barn # 3	10,400
<b>1078</b>	GreenHouse # 2	2,880
<b>1079</b>	GreenHouse # 3	1,640
<b>1080</b>	Solar GreenHouse	300
<b>1081</b>	GreenHouse # 4	3,600

*JC&TC Total*

800,629

**Maysville Community College CAMPUS=15**

<b>1100</b>	MAYSVILLE C COLLEGE	54,900
<b>1101</b>	DENHAM ACADEMIC BLDG	16,179
<b>1103</b>	CALVERT STUDENT CTR	40,900
<b>1104</b>	MAYSVILLE TECH CTR	45,000
<b>1107</b>	LICKING VALLEY CTR	17,287

**MC&TC (Rowan) CAMPUS=00**

<b>1151</b>	Rowan TC	30,224
<b>1152</b>	Administrative Office	23,203
<b>1153</b>	ROWAN TC	15,427
<b>1154</b>	AGRICULTURE	1,200

*MC&TC*

*Total*

244,320

**Bowling Green Technical College CAMPUS=00**

<b>0401</b>	Bowling Green Bldg A	18,990
<b>0402</b>	Bowling Green Bldg B	10,248
<b>0403</b>	Bowling Green Bldg C	15,616
<b>0404</b>	Bowling Green Bldg D	13,335

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<b>0405</b>	Bowling Green Bldg E	8,791
<b>406</b>	Bowling Green Bldg F	11,700
<b>0407</b>	Bowling Green Bldg G	44,143
<b>0408</b>	Bowling Green Bldg H	17,550
<b>0409</b>	Bowling Green Bldg I	15,106
<b>0410</b>	Bowling Green Bldg J	13,500

BGTC CAMPUS=01

<b>0431</b>	Glasgow Campus	10,902
<b>0432</b>	Glasgow Classroom	4,878

BGTC CAMPUS=02

<b>0421</b>	KY ADVANCE TECH INST	52,000
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*BGTC Total* 236,759

**Central Kentucky Technical College CAMPUS=00**

<b>0304</b>	NORTH WING	33,869
<b>0308</b>	Main	24,779
<b>0311</b>	Building A	47,500
<b>0316</b>	SOUTH WING	27,474
<b>0324</b>	Manuf. Technology	50,128
<b>0359</b>	Building B	14,815

CKTC CAMPUS=01

<b>0321</b>	Anderson Co Extn	43,780
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CKTC CAMPUS=02

<b>0331</b>	DANVILLE CAMPUS	40,000
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*CKTC Total* 282,345

**Gateway Community and Technical College CAMPUS=00**

<b>0201</b>	Bldg A & C	59,450
<b>0202</b>	Building B	33,445

GCT&TC CAMPUS=01

<b>0221</b>	EDGEWOOD CAMPUS	35,270
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GC&TC CAMPUS=02

<b>0231</b>	HIGHLAND HTS CAMPUS	46,915
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*GC&TC*

*Total* 175,080

**Hazard Community and Technical College CAMPUS=01**

<b>0771</b>	Hazard Ind Ed	53,371
<b>0772</b>	Business & Office	18,308
<b>0773</b>	Hazard Heavy Eqp	24,347
<b>0774</b>	Devert Owens Bldg.	52,500
<b>0775</b>	Hazard Storage Bldg	9,155

HC&TC CAMPUS=02

<b>0700</b>	JOLLY CLRM CTR-EAST	41,819
<b>0701</b>	JOLLY CLRM CTR-WEST	33,210

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<b>0702</b>	STORAGE M-0 EQUIP	120
<b>0703</b>	FIRST FEDERAL BLDG	68,000
<b>0704</b>	Challenger Center	13,354
<b>0705</b>	JOLLY CLRM CTR-SCIEN	22,906

HC&TC CAMPUS=03

<b>0792</b>	KNOTT CO BRANCH	22,714
<b>0794</b>	KNOTT CO OPPUR CTR	35,091

HC&TC CAMPUS=04

<b>0750</b>	J PHIL SMITH ADM BLD	12,246
<b>0751</b>	LEES ROBINSON LIBRAR	20,764
<b>0752</b>	LEES TELFORD CENTER	4,320
<b>0753</b>	LEES COLL AVE BLDG	12,755
<b>0754</b>	LEES VAN METER GYM	26,300
<b>0755</b>	LEES METEER HALL	16,616
<b>0756</b>	LEES JACKSON HALL	28,616
<b>0757</b>	LEES BACH MEMORIAL H	5,592
<b>0759</b>	LEES STRONG HOUSE	4,719
<b>0760</b>	LEES PARKER BOOKSTOR	2,306
<b>0761</b>	LEES COUCH BUILDING	2,896

HC&TC CAMPUS=05

<b>0793</b>	SCHOOL OF CRAFT	26,000
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HC&TC

<i>Total</i>		558,025
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**Madisonville Community College (CTC) CAMPUS=01**

<b>1851</b>	Office Bldg	6,608
<b>1852</b>	ACADEMIC BLDG	31,533
<b>1853</b>	Mine Occupations Bld	15,714
<b>1854</b>	Simulated Mine	25,200

MC&TC CAMPUS=02

<b>1807</b>	ACADEMIC BLDG	87,739
<b>1808</b>	ACADEMIC/AUDITORIUM	33,296
<b>1809</b>	MADISONVILL ACAD LRC	25,798
<b>1810</b>	Science Tech Center (Joe C. Davis Science Bldg.)	32,328

MC&TC CAMPUS=03

<b>1861</b>	Academic Building	26,015
<b>1863</b>	HATLEY BLDG	44,300

MC&TC CAMPUS=04

<b>1825</b>	MUHLENBERG CL RM BLD	21,680
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MC&TC

<i>Total</i>		350,211
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**Owensboro Community and Technical College CAMPUS=01**

<b>1261</b>	Daviess Co Extension (Southeastern Campus)	62,247
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OC&TC CAMPUS=02

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<b>1200</b>	ADMINISTRATION BLDG	11,100
<b>1201</b>	SCIENCE BUILDING	27,063
<b>1202</b>	HUMANITIES BUILDING	18,728
<b>1203</b>	TECHNICAL EDUCATION	29,913
<b>1204</b>	LEARNING RESOURCES	35,613
<b>1205</b>	OWENSBORO CLASSROOM	21,067
<b>1206</b>	OWENSBORO STUDENT CT	17,008
<b>1207</b>	MAINTENANCE BUILDING	4,350
OC&TC CAMPUS=03		
<b>1251</b>	Owensboro TC ( <b>Frederica Campus</b> )	69,350
<i>OC&amp;TC</i>		
<i>Total</i>		<i>296,439</i>
<b>KCTCS Total Reviewed</b>		<b>5,740,720</b>

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**Fall 2004**  
**Kentucky State University**  
**Buildings Included for Statewide Assessment**

<b>BLDG</b>	<b>NAME</b>	<b>GSF</b>
0015	HUME HALL	15,344
0018	ATWOOD AG RESEARCH	29,042
0021	JACKSON HALL	11,225
0022	BLAZER LIBRARY	62,200
0039	JORDAN SHOP/WAREHOUSE	5,100
0042	CARVER HALL/ANNEX	45,748
0043	COOP EXT PROG FACIL	23,844
0046	NUTRITION LABORATORY	2,960
0058	ALUMNI HOUSE	2,905
0090	BRADFORD HALL	63,888
0091	BELL HEALTH BUILDING	34,836
0106	JORDON MAINT BLDG	10,570
0108	SHAUNTEE HALL	18,616
0110	HILL STUDENT CTR	44,151
0111	HILLCREST	7,050
0112	WHITE HEALTH CENTER	10,400
0119	BUS OFFICE ADDN	3,000
0120	BOILER PLANT ADDN	3,150
0126	CHILLED WATER PLANT	14,290
0128	ACADEMIC SERVICE BLD	98,271
0129	WILLIAM EXUM CENTER	124,270
0131	AQUACULTURE BLDG	4,620
0133	AQUACULTURE CLASSROOM	6,953
0134	MOTORPOOL	10,809
0136	COMMUNITY ED CENTER	3,640
110A	HILL STUDENT CTR ADD	35,256
110B	HILL STUDENT CTR ADD 2	22,783
0145	SOILS & LAB OFFICE	2,562
0146	AGRICULTURE GREENHOUSE	8,400
0149	MPU DOCKING STATION	1,080
	<i>Included for Assessment</i>	726,963
<b>KSU Total Space Assessed</b>		<b>726,963</b>

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**Fall 2004**  
**Morehead State University**  
**Buildings Included for Statewide Assessment**

BLDG	NAME	GSF
2002	RADER HALL	39,630
2003	BRECKINRIDGE HALL	65,760
2004	BAIRD MUSIC HALL	63,375
2005	LAPPIN HALL	150,004
2006	LLOYD CASSITY BLDG.	54,474
2007	GINGER HALL	102,160
2008	BERT COMBS BLDG	87,480
2009	ART BLDG	44,730
2010	LAUGHLIN HEALTH BLDG	150,284
2011	REED HALL	97,981
2012	ENERGY RESEARCH LAB	1,736
2013	GREENHOUSE COMPLEX	7,000
3009	ACADEMIC ATH COMPLEX	148,000
3014	WELLNESS CENTER	34,891
5001	ALLIE YOUNG	47,500
5002	ADRON DORAN UNIVERSITY CENTER	84,473
5003	BUTTON AUDITORIUM	47,589
5004	CAM-CARROLL LIBRARY	112,457
5006	ADMIN BLDG	29,224
5007	RICE BLDG	26,625
5010	ALUMNI CENTER	5,040
5011	POWER PL	9,490
5012	WATER PL	3,048
5015	SWITCHGEAR HSE	800
5021	HAZARDOUS MATL STOR	250
	ENROLLMENT SERVICES BUILDING	9,511
6001	PRESIDENT HOME	5,783
<i>MSU Campus #01</i>		<i>1,429,295</i>
<b>Total MSU Included</b>		<b>1,556,012</b>
INSTITUTION=Morehead State University CAMPUS=02		
4001	LIVESTOCK PAVILION	63,626
4013	VET TECH LAB	10,800
5019	COWDEN PROPERTY	42,611
5020	FOLK ART CENTER	9,680
<i>MSU Campus # 02</i>		<i>126,717</i>

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**Fall 2004**  
**Murray State University**  
**Buildings Included for Statewide Assessment**

<b>BLDG #</b>	<b>NAME</b>	<b>GSF</b>
0001	WOODS ACAD/STU SERVI	77,000
0002	WATERFIELD LIBRARY	101,480
0019	BUSINESS BUILDING	109,024
0021	MAINTENANCE SERVICE	27,010
0025	CHILD DEVELOPMENT	3,257
0026	APPLIED SCIENCE	80,138
0028	CARR HEALTH BUILDING	72,883
0029	FIELD HOUSE	59,148
0030	ORDWAY HALL	38,600
0031	BLACKBURN SCIENCE BU	139,217
0033	IND EDUC/VISUAL ARTS	25,850
0034	FINE ARTS OLD	60,388
0035	LOVETT AUDITORIUM	42,711
0036	POGUE LIBRARY	45,563
0037	LOWRY CENTER	26,800
0038	WILSON HALL	47,900
0039	PRESIDENTS HOUSE	7,988
0043	HEATING & COOLING PL	21,482
0045	BSA NATIONAL MUSEUM	68,450
0046	WELLS HALL	68,000
0047	WRATHER HALL	28,250
0096	MASON HALL	34,175
0100	HOWTON AGRIC ENG BLDG	7,250
0102	SPARKS HALL	42,000
0107	FACULTY HALL	111,200
0112	PP SUBSTAT 37500KVA	n/a
0113	CEN STAT 18000 KVA	n/a
0114	CEN STAT 5000 KVA	n/a
0116	HAZARDOUS MAT STORAG	960
0125	DOYLE FINE ARTS	116,475
0126	GENERAL SERVICES	64,079
0130	STEWART ATHLETIC COM	265,347
0131	ALEXANDER HALL	104,831
0133	CURRIS CENTER	134,246
0135	INDUSTRY & TECHNOLOG	125,326
0147	ALUMNI/DEV/VISIT CTR	5,234
<i>Campus #01</i>		<i>2,162,262</i>
<b>MSU Total Included</b>		<b>2,453,369</b>

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<b>Murray State University CAMPUS=02</b>		
<b>0226</b>	CARMAN PAVILION	16,960
<b>0227</b>	EXPOSITION CENTER	83,994
<b>0245</b>	EQUINE INSTRUCT FAC	28,000
<b>0247</b>	AG MECHANIZATION	7,200
<i>Campus #02</i>		<i>136,154</i>
<b>Murray State University CAMPUS=03</b>		
<i>Campus #03</i>		-
<b>Murray State University CAMPUS=04</b>		
<b>0403</b>	HANCOCK BIOLOGICAL S	13,248
<i>Campus #04</i>		<i>13,248</i>
<b>Murray State University CAMPUS=05</b>		
<b>0501</b>	DIAGNOSTIC LABORATOR	23,176
<b>0502</b>	DIAGNOSTIC LAB ADDI	23,182
<i>Campus #05</i>		<i>46,358</i>
<b>Murray State University CAMPUS=08</b>		
<i>Campus #08</i>		-
<b>Murray State University CAMPUS=09</b>		
<b>0901</b>	CRISP CENTER	95,347
<i>Campus #09</i>		<i>95,347</i>



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**Fall 2004**  
**Northern Kentucky University**  
**Buildings Included for Statewide Assessment**

<b>BLDG</b>	<b>NAME</b>	<b>GSF</b>
0130	LOUIE B. NUNN HALL	113,027
0140	REGENTS HALL	28,726
0145	A. D. ALBRIGHT HEALT	136,324
0150	OLD SCIENCE BUILDING	125,296
0290	W. FRANK STEELY LIBR	141,567
0300	CHARLES O. LANDRUM A	100,500
0301	CENTRAL POWER PLANT	20,618
0305	CERAMICS & SCULPTURE	16,090
0310	MAINTENANCE BUILDING	15,392
0312	STORAGE FACILITY	20,560
0320	FINE ARTS CENTER	159,584
0325	NATURAL SCIENCE CENT	172,605
0330	APPLIED SCIENCE & TE	110,693
0340	UNIVERSITY CENTER	102,720
0350	BUSINESS-EDUCATION-P	128,283
0360	KENNETH R. LUCAS ADM	108,238
0381	NEW POWER PLANT	18,489
<i>Campus #01</i>		<i>1,518,712</i>
<b>NKU Total Included</b>		<b>1,558,254</b>
<b>Northern Kentucky University - University College CAMPUS=02</b>		
0010	THOMAS LEE HANKINS H	39,542
<i>Campus #02</i>		<i>39,542</i>

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**Fall 2004**  
**University of Kentucky**  
**Buildings Included for Statewide Assessment**

<b>BLDG</b>	<b>NAME</b>	<b>GSF</b>
0001	TAYLOR EDUCATION	77,797
0002	SCOTT ST BLDG	11,800
0003	RESEARCH FACILITY #1	25,678
0004	CTRL HEATING PLT #2	10,076
0005	F.D.PETERSON SERVICE	130,687
0015	STURGILL DEVEL BLDG	7,260
0016	PKING BTH KY CLINIC	44
0017	DICKEY HALL	60,157
0019	MEMORIAL COLISEUM	221,727
0020	GARAGE ENG TRAN RES	3,038
0021	OLD ENGR RESIDENCE	3,447
0022	FINE ARTS GUIGNOL	101,181
0024	LAFFERTY HALL	17,719
0025	WHITE HALL CLASSROOM	154,306
0026	STUDENT CTR ADDITION	53,049
0027	PATTERSON TOWER	247,703
0028	BARKER HALL	41,006
0029	ALUMNI GYM	42,000
0030	STUDENT CENTER	159,400
0031	FRAZEE HALL	17,953
0032	ADMINISTRATION	33,208
0033	EZRA GILLIS BUILDING	12,818
0034	BUSINESS ECON BLDG	135,363
0035	MILLER HALL	28,476
0038	ENGINEERING ANNEX	11,172
0039	KING LIBRARY	155,447
0041	PENCE HALL	41,472
0042	GREHAN JOURNALISM	35,090
0043	S.J. SAM WHALEN BLDG	25,748
0044	KASTLE HALL	51,122
0045	MCVEY HALL	51,866
0046	F. PAUL ANDERSON TWR	106,703
0047	C. W. MATHEWS BLDG.	18,040
0048	LAW BUILDING	100,279
0049	MEMORIAL HALL	20,343
0050	ERIKSON HALL	39,880
0051	MINERAL INDUS BLDG	19,204
0052	CIVIL ENGINEERING	10,283



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	<b>Buyer Name</b> Diann Donaldson		

0053	SLONE RESEARCH BLDG	30,536
0054	FUNKHOUSER	109,860
0055	CHEMISTRY-PHYSICS	245,347
0056	BRECKINRIDGE HALL	23,825
0057	KINKEAD HALL	18,296
0058	BRADLEY HALL	24,592
0059	BOWMAN HALL	41,448
0061	TOBACCO RESEARCH LAB	11,015
0062	INSECTARY CONSVTORY	7,692
0064	SCOVELL HALL	68,916
0066	AGRON H HOUSE-G HOUS	6,982
0070	WENNER-GREN RES LAB	13,677
0073	THOS POE COOPER BLDG	33,858
0075	KELLEY HALL	30,310
0076	DIMMOCK ANIMAL PATH.	39,888
0078	MED CTR ANNEX #5	7,722
0082	COLLEGE OF PHARMACY	94,634
0085	M.C.HEAT-COOLING PLT	35,625
0086	COLL MED OFFICE BLDG	8,219
0087	MED CTR STORAGE FAC	18,300
0088	AG MOTOR POOL	13,899
0089	COOLING PLANT #1	19,964
0091	AG SCIENCE CENTER	166,194
0092	SEED HOUSE	19,987
0094	COOPER HOUSE	7,669
0096	COMBS CANCER RESEARC	75,826
0097	E.S. GOOD BARN	24,206
0098	M.R.I.S.C. BLDG	41,372
0099	GLUCK EQUINE BLDG	80,151
0107	MINING/MINERALS BLDG	98,500
0108	ROBOTICS FACILITY	73,194
0182	ISOL BARN/INCINERAT	700
0183	ISOLATION BARN	732
0184	AG MACH RESEARCH LAB	9,934
0197	PARKING 1	255,276
0198	PARKING 2	414,559
0199	PARKING ST#3 (KY CL)	270,655
0200	WETHINGTON BUILDING	215,605
0201	MED CTR PARK STRUC	223,760
0202	PARKING STRUCTURE #5	459,882
0204	COOLING PLANT #2	11,647
0206	PRINTING BUILDING	15,976
0207	ARTS METAL BLDG	6,180
0209	CENTRIFUGE BLDG	7,550
0210	REYNOLDS WHSE 4	1,000

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	FLAMMABLE STG.BLDG.	1,120
0215	GARRIGUS BUILDING	109,794
0216	MULTI-DISP RES FACIL	51,776
0223	UNIV MEDICAL PLAZA	178,774
0224	LITTLE FINE ARTS LIB	84,609
0225	T H MORGAN BIO-SCI	92,450
0229	AGR. DISTRIBUTION	11,200
0230	SANDERS-BROWN	68,237
0232	NURSING	121,002
0236	KTRDC	53,609
0241	SINGLETARY CENTER	114,327
0269	COMMUNICATION BUILD	5,845
0272	INFORMATION BUILDING	167
0275	POUNDSTONE REG SERV	32,224
0276	BARNHART BUILDING	107,650
0279	BIRP BUILDING	570
0281	OLIVER H. RAYMOND CE	71,385
0284	KY CLINIC	199,888
0286	A.S.T.E.C.C	85,408
0287	ELECTRIC HVAC BLDG	2,309
0289	HAZARDOUS WASTE STG	628
0298	MEDICAL SCIENCE	310,000
0305	HEALTH SCIENCE RESEA	110,304
0312	PLANT SCIENCES	97,738
0336	THOMAS D CLARK BLDG	6,291
0344	GAINES CENTER	5,372
0345	MAX KADE GERMAN HOUS	12,407
0400	ELLEN H. RICHARDS HS	2,407
0456	W.T. YOUNG LIBRARY	380,453
0490	ENVIRMTAL QUAL MGMT	11,111
0491	ECOLOGICAL RESEARCH	1,214
0494	STUCKERT CAREER CTR	14,798
0495	HARDYMON COMM BLDG	25,324
0503	Anderson Mech Eng	114,800
0506	METER TEST BLDG	4,960
0517	Mersack/Leavell Buil	15,658
0562	L R Cooke Bldg	-
Campus #00		8,173,511
<b>Total Buildings Reviewed</b>		<b>8,700,858</b>
<b>University of Kentucky CAMPUS=23</b>		
2301	CRISP REPLACEMENT	20,000
Campus #23		20,000

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<b>University of Kentucky CAMPUS=54</b>		
<b>1414</b>	RURAL ECON DEVEL CTR	100,426
Campus #54		100,426
<b>University of Kentucky CAMPUS=58</b>		
<b>3003</b>	POULTRY RESEARCH FAC	19,582
<b>3031</b>	ALUMINUM RESEARCH	10,500
<b>3184</b>	ANIMAL DIAGNOSTIC S.	1,208
<b>3185</b>	DAIRY OFFICE CLASSRM	3,090
<b>3186</b>	LS DISEASE DIAG CTR	37,748
<b>3382</b>	CTR APP RES LAB	59,886
Campus #58		132,014
<b>University of Kentucky CAMPUS=76</b>		
<b>3617</b>	MYCOLOGY	3,538
Campus #76		3,538
<b>INSTITUTION=University of Kentucky CAMPUS=84</b>		
<b>3313</b>	SM ANIMAL HOSPITAL	9,572
<b>3361</b>	PLEASURE BARN	5,112
<b>3375</b>	FIELD LABORATORY	10,000
Campus #84		24,684
<b>University of Kentucky CAMPUS=88</b>		
<b>7858</b>	RESEARCH & ED. CTR.	37,971
Campus #88		37,971
<b>Lexington Community College Buildings - Owned by UK</b>		
<b>0235</b>	JOHN W OSWALD BLDG	124,554
<b>0274</b>	MOLONEY BLDG LCC	40,310
<b>0481</b>	LCC ACADEMIC/TECH	43,850
<b>LCC Total</b>		208,714

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**Fall 2004**  
**University of Louisville**  
**Buildings Included for Statewide Assessment**

<b>BLDG</b>	<b>NAME</b>	<b>GSF</b>
0001	GRAWEMEYER HALL	39,934
0002	BRIGMAN HALL	21,030
0003	PATTERSON HALL	9,370
0004	BELKNAP RESEARCH	117,360
0005	OPPENHEIMER HALL	10,979
0006	JOUETT HALL	9,591
0007	FORD HALL	12,345
0008	GARDINER HALL	24,766
0009	EKSTROM LIBRARY	253,532
0010	GOTTSCHALK HALL	10,842
0011	THE PLAYHOUSE	22,081
0013	MCCANDLESS HALL	9,387
0015	IID	6,832
0016	SWAIN SAC	365,666
0017	BINGHAM HUMANITIES B	109,554
0018	LIFE SCIENCES	117,772
0019	WILSON WYATT HALL	144,186
001A	INFORMATION CNTR NOR	1,225
001B	INFORMATION CTR SOUT	573
0020	SCHNEIDER HALL	65,765
0021	MILLER INFO TEC	103,733
0022	UNIVERSITY CLUB BLDG	32,656
0023	PAUL C. LUTZ HALL	89,746
0026	CRAWFORD GYMNASIUM	72,753
0028	KERSEY LIBRARY	33,482
0029	DOUGHERTY HALL	30,697
0030	J.B. SPEED HALL	40,974
0031	SACKETT HALL	24,119
0032	W.S. SPEED HALL	39,531
0033	ERNST HALL	48,231
0034	NATURAL SCIENCES BL	87,410
0036	CHEMISTRY BUILDING	110,578
0037	ENGINEERING GRAPHICS	3,043
0040	GHEENS SCIENCE	8,936
0041	BRODSCHI HALL	4,968
0043	URBAN RESEARCH INSTI	38,927
0044	ROBBINS HALL	12,710
0055F	DELIA BAXTER	125,841

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0070	STEAM & CHILLED WATE	32,697
0071	STUDIO ARTS/HPER	32,486
0079	DEV. & UNIV RELATION	18,504
0081	HOUCHENS BUILDING	69,754
0082	HEALTH AND COUNSELIN	9,723
0083	MUSIC SCHOOL	159,221
0084	COLLEGE OF EDUCATION	95,479
0085	BAPTIST STUDENT CENT	7,611
0086	INTERFAITH CENTER	6,964
0087	DAVIDSON HALL	90,731
0088	STRICKLER HALL	91,073
0089	UPDC UNIV PLAN & CON	9,555
0090	SCHOOL OF BUSINESS	121,253
0099	VOGT BUILDING	33,486
0101	HUGHES GROUND SHOP	7,405
0102	HUGHES OFFICE BLDG.	12,483
0103	HUGHES CARPET SHOP	2,039
0104	HUGHES HYDRO-TECH	7,331
0107	LONGRUN/ENVIRONMENT	7,350
0111	BASS-RUDD TENNIS CT_	43,195
025A	HONORS PROG. BLDG.	5,332
036A	SOLVENT STORAGE	900
039G	MINORITY AFFAIRS	4,920
039I	RED BARN	7,299
080A	SERVICE COMPLEX	36,617
107A	EHS SERVICE CENTER	4,174
<i>Campus #01</i>		<i>3,178,707</i>
<b>UofL Total Buildings</b>		<b>4,513,765</b>
<b>University of Louisville - Health CAMPUS=02</b>		
0051	MDR BUILDING	113,293
0056	KY LIONS EYE RESEARC	80,660
0057	RESEARCH RESOURCE CT	37,069
0058	MYERS HALL	27,276
0059	CARMICHAEL BUILDING	54,388
055A	School of Medicine	174,956
055B	HEALTH SCIENCES BLDG	108,405
055C	SCHOOL OF DENTISTRY	197,351
055D	LIBRARY & COMMONS	72,147
055E	BAXTER RESEARCH CENT	113,577
059B	K-WING	108,211
059C	ABELL ADMIN. CENTER	32,034
059D	KOSAIR PEDIATRIC CEN	59,736
059R	KIDNEY DISEASE PROG	25,000



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<i>Campus #02</i>		<i>1,204,103</i>
<b>University of Louisville - Shelby CAMPUS=03</b>		
<b>0060</b>	BURHANS HALL	72,717
<b>0063</b>	FOUNDERS UNION BLDG	34,570
<b>0064</b>	JUNIOR ACHIEVEMENT	5,384
<b>0066</b>	GROUNDS SHOP	1,800
<b>0067</b>	TELE. RESEARCH CENTE	14,754
<i>Campus #03</i>		<i>129,225</i>
<b>University of Louisville - Other CAMPUS=05</b>		
<b>0091</b>	MOORE OBSERVATORY	1,730
<i>Campus #05</i>		<i>1,730</i>

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**Fall 2004**  
**Western Kentucky University**  
**Buildings Included for Statewide Assessment**

<b>BLDG</b>	<b>NAME</b>	<b>GSF</b>
0005	ROCK HOUSE	6,450
0007	SCIENCE & TECH HALL	58,755
0008	CHERRY HALL	105,268
0009	GORDON WILSON HALL	33,333
0010	VAN METER HALL	40,217
0011	ALUMNI CENTER	12,840
0012	POTTER HALL	58,977
0013	GARRETT CONF CENTER	86,007
0016	INDUSTRIAL EDUC BLDG	23,976
0017	HELM LIBRARY	85,193
0020	GRISE HALL	133,067
0021	PRESTON HEALTH AND ACTIVITIES	112,415
0031	FACILITIES MANAGEMENT	42,237
0037	KENTUCKY BUILDING	80,866
0041	WETHERBY ADM BLDG	54,680
0042	1536 STATE ST - INTERNATIONAL HOUSE	5,043
0043	OGDEN PLANETARIUM	3,752
0047	ACADEMIC COMPLEX	125,966
0048	TATE PAGE HALL	138,609
0049	JONES JAGGERS	47,061
0052	CRAVENS GRAD CENTER	96,887
0053	SERVICE SUPPLY BLDG	46,005
0055	IVAN WILSON FINE ARTS CTR	156,854
0056	ENVIRONMENTAL SCIENCE & TECH HALL	104,258
0057	PUBLIC SAFETY & ANNEX	7,674
0059	UNIVERSITY HONORS BLDG	2,835
0104	HEATING PLANT	9,950
0633	1532 STATE ST - WOMENS STUDIES	5,551
0639	INST/ECON DEV	108,304
<i>Campus #00</i>		<i>1,793,030</i>
<b>WKU Total Included</b>		<b>1,860,621</b>
<b>Western Kentucky University CAMPUS=02</b>		
0204	AG EXPOSITION CENTER	67,591
<i>Campus #02</i>		<i>67,591</i>

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**PSC1 Personal Service Contract Clauses**

WHEREAS, THE STATE AGENCY HAS CONCLUDED THAT EITHER STATE PERSONNEL ARE NOT AVAILABLE TO PERFORM SAID FUNCTION, OR IT WOULD NOT BE FEASIBLE TO UTILIZE STATE PERSONNEL TO PERFORM SAID FUNCTION; AND WHEREAS, THE SECOND PARTY IS AVAILABLE AND QUALIFIED TO PERFORM SUCH FUNCTION, AND WHEREAS, FOR THE HEREINBEFORE-STATED REASONS, THE STATE AGENCY DESIRES TO AVAIL ITSELF OF THE SERVICES OF THE SECOND PARTY.

**INVOICES FOR FEES:**

THE CONTRACTOR SHALL MAINTAIN SUPPORTING DOCUMENTS TO SUBSTANTIATE INVOICES AND SHALL FURNISH SAME IF REQUIRED BY STATE GOVERNMENT.

**TRAVEL EXPENSES, IF AUTHORIZED:**

THE CONTRACTOR SHALL BE PAID FOR NO TRAVEL EXPENSES UNLESS AND EXCEPT AS SPECIFICALLY AUTHORIZED BY THE SPECIFICATIONS OF THE CONTRACT.

**OTHER EXPENSES, IF AUTHORIZED HEREIN:**

THE CONTRACTOR SHALL BE REIMBURSED FOR NO OTHER EXPENSES OF ANY KIND, UNLESS AND EXCEPT AS SPECIFICALLY AUTHORIZED WITHIN THE SPECIFICATIONS OF THE CONTRACT.

IF THE REIMBURSEMENT OF SUCH EXPENSES IS AUTHORIZED, THE REIMBURSEMENT SHALL BE ONLY ON AN OUT-OF-POCKET BASIS. REQUEST FOR PAYMENT OF SAME SHALL BE PROCESSED UPON RECEIPT FROM THE CONTRACTOR OF VALID, ITEMIZED STATEMENTS SUBMITTED PERIODICALLY FOR PAYMENT AT THE TIME ANY FEES ARE DUE. THE CONTRACTOR SHALL MAINTAIN SUPPORTING DOCUMENTS THAT SUBSTANTIATE EVERY CLAIM FOR EXPENSES AND SHALL FURNISH SAME IF REQUESTED BY STATE GOVERNMENT.

I. INVOICING FOR FEE: THE CONTRACTOR'S FEE SHALL BE ORIGINAL INVOICE(S) AND SHALL BE DOCUMENTED BY THE CONTRACTOR. THE INVOICE(S) MUST CONFORM TO THE METHOD DESCRIBED IN THE SPECIFICATIONS OF THE CONTRACT.

II. INVOICING FOR TRAVEL EXPENSES: THE CONTRACTOR MUST FOLLOW INSTRUCTIONS DESCRIBED IN THE SPECIFICATIONS OF THE CONTRACT. EITHER ORIGINAL OR CERTIFIED COPIES OF RECEIPTS MUST BE SUBMITTED FOR AIRLINE TICKETS, MOTEL BILLS, RESTAURANT CHARGES, RENTAL CAR CHARGES, AND ANY OTHER MISCELLANEOUS EXPENSES.

III. INVOICING FOR MISCELLANEOUS EXPENSES: THE CONTRACTOR MUST FOLLOW INSTRUCTIONS PRESCRIBED IN THE SPECIFICATIONS OF THE CONTRACT. EXPENSES SUBMITTED SHALL BE DOCUMENTED BY ORIGINAL OR CERTIFIED COPIES.

**EFFECTIVE DATE:**

THIS AGREEMENT IS NOT EFFECTIVE UNTIL THE SECRETARY OF THE FINANCE AND ADMINISTRATION CABINET OR HIS AUTHORIZED DESIGNEE HAS APPROVED THE CONTRACT AND UNTIL THE CONTRACT HAS BEEN SUBMITTED TO THE GOVERNMENT CONTRACT REVIEW COMMITTEE.

PAYMENTS ON PERSONAL SERVICE CONTRACTS AND MEMORANDUA OF AGREEMENT SHALL NOT BE AUTHORIZED FOR SERVICES RENDERED AFTER GOVERNMENT CONTRACT REVIEW COMMITTEE DISAPPROVAL, UNLESS THE DECISION OF THE COMMITTEE IS OVERRIDDEN BY THE SECRETARY OF THE FINANCE AND ADMINISTRATION CABINET OR AGENCY HEAD, IF THE AGENCY HAS BEEN GRANTED DELEGATION AUTHORITY BY THE SECRETARY.

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**SOCIAL SECURITY: (Check One)**

  XX   THE PARTIES ARE COGNIZANT THAT THE STATE IS NOT LIABLE FOR SOCIAL SECURITY CONTRIBUTIONS PURSUANT TO 42 U.S. CODE, SECTION 418, RELATIVE TO THE COMPENSATION OF THE SECOND PARTY FOR THIS CONTRACT.

       THE PARTIES ARE COGNIZANT THAT THE STATE IS LIABLE FOR SOCIAL SECURITY CONTRIBUTIONS PURSUANT TO 42 U.S. CODE, SECTION 418, RELATIVE TO THE COMPENSATION OF THE SECOND PARTY FOR THIS CONTRACT

**CANCELLATION:**

THE STATE AGENCY SHALL HAVE THE RIGHT TO TERMINATE AND CANCEL THIS AGREEMENT AT ANY TIME NOT TO EXCEED THIRTY (30) DAYS' WRITTEN NOTICE SERVED ON THE CONTRACTOR BY REGISTERED OR CERTIFIED MAIL.

**PURCHASING AND SPECIFICATIONS:**

THE CONTRACTOR CERTIFIES THAT HE WILL NOT ATTEMPT IN ANY MANNER TO INFLUENCE ANY SPECIFICATIONS TO BE RESTRICTIVE IN ANY WAY OR RESPECT NOR WILL HE ATTEMPT IN ANY WAY TO INFLUENCE ANY PURCHASING OF SERVICES, COMMODITIES OR EQUIPMENT BY THE COMMONWEALTH OF KENTUCKY. FOR THE PURPOSE OF THIS PARAGRAPH AND THE FOLLOWING PARAGRAPH THAT PERTAINS TO CONFLICT-OF INTEREST LAWS AND PRINCIPLES, "HE" IS CONSTRUED TO MEAN "THEY" IF MORE THAN ONE PERSON IS INVOLVED AND IF A FIRM, PARTNERSHIP, CORPORATION, OR OTHER ORGANIZATION IS INVOLVED, THEN "HE" IS CONSTRUED TO MEAN ANY PERSON WITH AN INTEREST THEREIN.

**CONFLICT-OF-INTEREST LAWS AND PRINCIPLES:**

THE CONTRACTOR CERTIFIES THAT HE IS LEGALLY ENTITLED TO ENTER INTO THIS CONTRACT WITH THE COMMONWEALTH OF KENTUCKY, AND BY HOLDING AND PERFORMING THIS CONTRACT WILL NOT BE VIOLATING EITHER ANY CONFLICT OF INTEREST STATUTE (KRS45A.330-45A.340, 45A.990, 164.390), OR KRS 11A.040 OF THE EXECUTIVE BRANCH CODE OF ETHICS, RELATING TO THE EMPLOYMENT OF FORMER PUBLIC SERVANTS.

**CHOICE OF LAW AND FORUM.**

ALL QUESTIONS AS TO THE EXECUTION, VALIDITY, INTERPRETATION, CONSTRUCTION AND PERFORMANCE OF THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE COMMONWEALTH OF KENTUCKY. FURTHERMORE, THE PARTIES HERETO AGREE THAT ANY LEGAL ACTION WHICH IS BROUGHT ON THE BASIS OF THIS AGREEMENT SHALL BE FILED IN THE FRANKLIN COUNTY CIRCUIT COURT OF THE COMMONWEALTH OF KENTUCKY.

**DISCRIMINATION:**

(BECAUSE OF RACE, RELIGION, COLOR, NATIONAL ORIGIN, SEX, AGE, OR DISABILITY) PROHIBITED. THIS SECTION APPLIES ONLY TO CONTRACTS UTILIZING FEDERAL FUNDS, IN WHOLE OR IN PART.

DURING THE PERFORMANCE OF THIS CONTRACT, THE CONTRACTOR AGREES AS FOLLOWS:

1. THE CONTRACTOR WILL NOT DISCRIMINATE AGAINST ANY EMPLOYEE OR APPLICANT FOR EMPLOYMENT BECAUSE OF RACE, RELIGION, COLOR, NATIONAL ORIGIN, SEX OR AGE. THE CONTRACTOR FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PUBLIC LAW 101-336, AND APPLICABLE FEDERAL REGULATIONS RELATING THERETO PROHIBITING DISCRIMINATION AGAINST OTHERWISE QUALIFIED DISABLED

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INDIVIDUALS UNDER ANY PROGRAM OR ACTIVITY. THE CONTRACTOR AGREES TO PROVIDE, UPON REQUEST, NEEDED REASONABLE ACCOMODATIONS. THE CONTRACTOR WILL TAKE AFFIRMATIVE ACTION TO ENSURE THAT APPLICANTS ARE EMPLOYED AND THAT EMPLOYEES ARE TREATED DURING EMPLOYMENT WITHOUT REGARD TO THEIR RACE, RELIGION, COLOR, NATIONAL ORIGIN, SEX, AGE OR DISABILITY. SUCH ACTION SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING; EMPLOYMENT, UPGRADING, DEMOTION OR TRANSFER; RECRUITMENT OR RECRUITMENT ADVERTISING; LAYOFF OR TERMINATION; RATES OF PAY OR OTHER FORMS OF COMPENSATIONS; AND SELECTION FOR TRAINING, INCLUDING APPRENTICESHIP. THE CONTRACTOR AGREES TO POST IN CONSPICUOUS PLACES, AVAILABLE TO EMPLOYEES AND APPLICANTS FOR EMPLOYMENT, NOTICES SETTING FORTH THE PROVISIONS OF THIS NON-DISCRIMINATION CLAUSE.

2. THE CONTRACTOR WILL, IN ALL SOLICITATIONS OR ADVERTISEMENTS FOR EMPLOYEES PLACED BY OR ON BEHALF OF THE CONTRACTOR, STATE THAT ALL QUALIFIED APPLICANTS WILL RECEIVE CONSIDERATION FOR EMPLOYMENT WITHOUT REGARD TO RACE, RELIGION, COLOR, NATIONAL ORIGIN, SEX, AGE OR DISABILITY.

3. THE CONTRACTOR WILL SEND TO EACH LABOR UNION OR REPRESENTATIVE OF WORKERS WITH WHICH HE HAS A COLLECTIVE BARGAINING AGREEMENT OR OTHER CONTRACT OR UNDERSTANDING, A NOTICE ADVISING THE SAID LABOR UNION OR WORKERS' REPRESENTATIVE OF THE CONTRACTOR'S COMMITMENTS UNDER THIS SECTION, AND SHALL POST COPIES OF THE NOTICE IN CONSPICUOUS PLACES AVAILABLE TO EMPLOYEES AND APPLICANTS FOR EMPLOYMENT. THE CONTRACTOR WILL TAKE SUCH ACTION WITH RESPECT TO ANY SUBCONTRACT OR PURCHASE ORDER AS THE ADMINISTERING AGENCY MAY DIRECT AS A MEANS OF ENFORCING SUCH PROVISIONS, INCLUDING SANCTIONS FOR NONCOMPLIANCE.

4. THE CONTRACTOR WILL COMPLY WITH ALL PROVISIONS OF EXECUTIVE ORDER NO. 11246 OF SEPTEMBER 24, 1965 AS AMENDED, AND OF THE RULES, REGULATIONS AND RELEVANT ORDERS OF THE SECRETARY OF LABOR.

5. THE CONTRACTOR WILL FURNISH ALL INFORMATION AND REPORTS REQUIRED BY EXECUTIVE ORDER NO. 11246 OF SEPTEMBER 24, 1965, AS AMENDED, AND BY THE RULES, REGULATIONS AND ORDERS OF THE SECRETARY OF LABOR, OR PURSUANT THERETO, AND WILL PERMIT ACCESS TO HIS BOOKS, RECORDS AND ACCOUNTS BY THE ADMINISTERING AGENCY AND THE SECRETARY OF LABOR FOR PURPOSES OF INVESTIGATION TO ASCERTAIN COMPLIANCE WITH SUCH RULES, REGULATIONS AND ORDERS.

6. IN THE EVENT OF THE CONTRACTOR'S NONCOMPLIANCE WITH THE NONDISCRIMINATION CLAUSES OF THIS CONTRACT OR WITH ANY OF THE SAID RULES, REGULATIONS OR ORDERS, THIS CONTRACT MAY BE CANCELLED, TERMINATED OR SUSPENDED IN WHOLE OR IN PART AND THE CONTRACTOR MAY BE DECLARED INELIGIBLE FOR FURTHER GOVERNMENT CONTRACTS OR FEDERALLY-ASSISTED CONSTRUCTION CONTRACTS IN ACCORDANCE WITH PROCEDURES AUTHORIZED IN EXECUTIVE ORDER NO. 11246 OF SEPTEMBER 24, 1965, AS AMENDED, AND SUCH OTHER SANCTIONS MAY BE IMPOSED AND REMEDIES INVOKED AS PROVIDED IN OR AS OTHERWISE PROVIDED BY LAW.

7. THE CONTRACTOR WILL INCLUDE THE PROVISIONS OF PARAGRAPHS (1) THROUGH (7) OF SECTION 202 OF EXECUTIVE ORDER 11246 IN EVERY SUBCONTRACT OR PURCHASE ORDER UNLESS EXEMPTED BY RULES, REGULATIONS OR ORDERS OF THE SECRETARY OF LABOR, ISSUED PURSUANT TO SECTION 204 OF EXECUTIVE ORDER NO. 11246 OF SEPTEMBER 24, 1965, AS AMENDED, SO THAT SUCH PROVISIONS WILL BE BINDING UPON EACH SUBCONTRACTOR OR VENDOR. THE CONTRACTOR WILL TAKE SUCH ACTION WITH RESPECT TO ANY SUBCONTRACT

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OR PURCHASE ORDER AS THE ADMINISTERING AGENCY MAY DIRECT AS A MEANS OF ENFORCING SUCH PROVISIONS INCLUDING SANCTIONS FOR NONCOMPLIANCE; PROVIDED, HOWEVER, THAT IN THE EVENT A CONTRACTOR BECOMES INVOLVED IN, OR IS THREATENED WITH, LITIGATION WITH A SUBCONTRACTOR OR VENDOR AS A RESULT OF SUCH DIRECTION BY THE AGENCY, THE CONTRACTOR MAY REQUEST THE UNITED STATES TO ENTER INTO SUCH LITIGATION TO PROTECT THE INTERESTS OF THE UNITED STATES.

#### **CAMPAIGN FINANCE.**

THE CONTRACTOR CERTIFIES THAT NEITHER HE/SHE NOR ANY MEMBER OF HIS/HER IMMEDIATE FAMILY HAVING AN INTEREST OF 10% OR MORE IN ANY BUSINESS ENTITY INVOLVED IN THE PERFORMANCE OF THIS CONTRACT, HAS CONTRIBUTED MORE THAN THE AMOUNT SPECIFIED IN KRS 121.056(2), TO THE CAMPAIGN OF THE GUBERNATORIAL CANDIDATE ELECTED AT THE ELECTION LAST PRECEDING THE DATE OF THIS CONTRACT. THE CONTRACTOR FURTHER SWEARS UNDER THE PENALTY OF PERJURY, AS PROVIDED BY KRS 523.020, THAT NEITHER HE/SHE NOR THE COMPANY WHICH HE/SHE REPRESENTS, HAS KNOWINGLY VIOLATED ANY PROVISIONS OF THE CAMPAIGN FINANCE LAWS OF THE COMMONWEALTH, AND THAT THE AWARD OF A CONTRACT TO HIM/HER OR THE COMPANY WHICH HE/SHE REPRESENTS WILL NOT VIOLATE ANY PROVISIONS OF THE CAMPAIGN FINANCE LAWS OF THE COMMONWEALTH.

#### **CERTIFICATION.**

THE STATE AGENCY CERTIFIES THAT IT IS IN COMPLIANCE WITH THE PROVISIONS OF KRS 45A.695.

"ACCESS TO CONTRACTOR'S BOOKS, DOCUMENTS, PAPERS, RECORDS, OR OTHER EVIDENCE DIRECTLY PERTINENT TO THE CONTRACT". THE CONTRACTOR, AS DEFINED IN KRS 45A.030(7), AGREES THAT THE CONTRACTING AGENCY, THE FINANCE AND ADMINISTRATION CABINET, THE AUDITOR OF PUBLIC ACCOUNTS, AND THE LEGISLATIVE RESEARCH COMMISSION, OR THEIR DULY AUTHORIZED REPRESENTATIVES, SHALL HAVE ACCESS TO ANY BOOKS, DOCUMENTS, PAPERS, RECORDS, OR OTHER EVIDENCE, WHICH ARE DIRECTLY PERTINENT TO THIS CONTRACT FOR THE PURPOSE OF FINANCIAL AUDIT OR PROGRAM REVIEW. FURTHERMORE, ANY BOOKS, DOCUMENTS, PAPERS, RECORDS, OR OTHER EVIDENCE PROVIDED TO THE CONTRACTING AGENCY, THE FINANCE AND ADMINISTRATION CABINET, THE AUDITOR OF PUBLIC ACCOUNTS, OR THE LEGISLATIVE RESEARCH COMMISSION WHICH ARE DIRECTLY PERTINENT TO THE CONTRACT SHALL BE SUBJECT TO PUBLIC DISCLOSURE REGARDLESS OF THE PROPRIETARY NATURE OF THE INFORMATION, UNLESS SPECIFIC INFORMATION IS IDENTIFIED AND EXEMPTED AND AGREED TO BY THE SECRETARY OF THE FINANCE AND ADMINISTRATION CABINET AS MEETING THE PROVISIONS OF KRS 61.878(1)(C) PRIOR TO THE EXECUTION OF THE CONTRACT. THE SECRETARY OF THE FINANCE AND ADMINISTRATION CABINET SHALL NOT RESTRICT THE PUBLIC RELEASE OF ANY INFORMATION WHICH WOULD OTHERWISE BE SUBJECT TO PUBLIC RELEASE IF A STATE GOVERNMENT AGENCY WAS PROVIDING THE SERVICES.

#### **VIOLATION OF TAX AND EMPLOYMENT LAWS.**

KRS 45A.485 REQUIRES THE CONTRACTOR TO REVEAL TO THE COMMONWEALTH, PRIOR TO THE AWARD OF A CONTRACT, ANY FINAL DETERMINATION OF A VIOLATION BY THE CONTRACTOR WITHIN THE PREVIOUS FIVE (5) YEAR PERIOD OF THE PROVISIONS OF KRS CHAPTERS 136, 139, 141, 337, 338, 341, AND 342. THESE STATUTES RELATE TO THE STATE SALES AND USE TAX, CORPORATE AND UTILITY TAX, INCOME TAX, WAGES AND HOURS LAWS, OCCUPATIONAL SAFETY AND HEALTH LAWS, UNEMPLOYMENT INSURANCE LAWS, AND WORKERS COMPENSATION INSURANCE LAWS, RESPECTIVELY.

TO COMPLY WITH THE PROVISIONS OF KRS 45A.485, THE CONTRACTOR SHALL REPORT ANY SUCH FINAL DETERMINATION(S) OF VIOLATION(S) TO THE COMMONWEALTH BY PROVIDING THE

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FOLLOWING INFORMATION REGARDING THE FINAL DETERMINATION(S): THE KRS VIOLATED, THE DATE OF THE FINAL DETERMINATION, AND THE STATE AGENCY WHICH ISSUED THE FINAL DETERMINATION.

KRS 45A.485 ALSO PROVIDES THAT, FOR THE DURATION OF ANY CONTRACT, THE CONTRACTOR SHALL BE IN CONTINUOUS COMPLIANCE WITH THE PROVISIONS OF THOSE STATUTES WHICH APPLY TO THE CONTRACTOR'S OPERATIONS, AND THAT THE CONTRACTOR'S FAILURE TO REVEAL A FINAL DETERMINATION AS DESCRIBED ABOVE OR FAILURE TO COMPLY WITH THE ABOVE STATUTES FOR THE DURATION OF THE CONTRACT, SHALL BE GROUNDS FOR THE COMMONWEALTH'S CANCELLATION OF THE CONTRACT AND THE CONTRACTOR'S DISQUALIFICATION FROM ELIGIBILITY FOR FUTURE STATE CONTRACTS FOR A PERIOD OF TWO (2) YEARS.

Contractor must check one:

  XX   THE CONTRACTOR HAS NOT VIOLATED ANY OF THE PROVISIONS OF THE ABOVE STATUTES WITHIN THE PREVIOUS FIVE (5) YEAR PERIOD.

       THE CONTRACTOR HAS VIOLATED THE PROVISIONS OF ONE OR MORE OF THE ABOVE STATUTES WITHIN THE PREVIOUS FIVE (5) YEAR PERIOD AND HAS REVEALED SUCH FINAL DETERMINATION(S) OF VIOLATION(S). A LIST OF SUCH DETERMINATION(S) IS ATTACHED

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## Kentucky Council on Postsecondary Education

### Request for Proposals (RFP) For Facilities Condition Assessment

Responses must be received by 4:30 p.m., ET December 12, 2005, by:

Ms. Sandra K. Woodley, DBA  
Vice President for Finance  
Council on Postsecondary Education  
1024 Capital Center Drive, Suite 320  
Frankfort, Kentucky 40601-8204



An Equal Opportunity Employer M/F/H



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**Project Title:                      Postsecondary Education Statewide Facilities  
Condition and Space Adequacy Assessment**

Kentucky Postsecondary Education System Overview

**Statement of Intent and Purpose**

The Council on Postsecondary Education (Council) of the Commonwealth of Kentucky, on behalf of the public postsecondary institutions, requests proposals from qualified firms to serve as prime contractor to design and implement a statewide facilities condition assessment (the assessment and final report is to be completed not later than October 15, 2006).

The successful firm will study the relative condition and adequacy of the education and general facilities of the public institutions in the Commonwealth of Kentucky. The study will consider the condition, adequacy, and fit-for-continued-use of the facilities (in some capacity), whether or not facilities are comparable among the campuses given the different missions of the institutions, comparable adequacy of the physical facilities given the size and projected growth of the institution, and such other factors as appropriate. The study will include all facilities contributing to the accomplishment of the institution's mission and the postsecondary education public agenda, except auxiliary enterprise, housing and dining, and intercollegiate athletics facilities. The study will consider the status of facilities central to the academic mission of the institutions that are supported by the state General Fund, private funds, federal funds, or gifts and grants. Also, the study will consider the policies on funding and whether those policies contribute to inequities among the institutions, including the overall costs to the students.

**Description of Issuer**

The Council on Postsecondary Education coordinates change and improvements of postsecondary education in Kentucky, as directed by the *Postsecondary Education Improvement Act of 1997* (KRS Chapter 164). It is also responsible for general planning and oversight of Kentucky's system of public postsecondary education: eight universities, the Kentucky Community and Technical College System, and the Kentucky Virtual University.

***Public Postsecondary Education Institutions:*** State-supported institutions of postsecondary education in the Commonwealth are: Eastern Kentucky University, Kentucky Community and Technical College System, Kentucky State University, Morehead State University, Murray State University, Northern Kentucky University, University of Kentucky, University of Louisville, and Western Kentucky University.

**Project Description**

A single contract (encompassing all of public postsecondary education) will be issued by the Council on Postsecondary Education to conduct a statewide facilities condition assessment, including a review of adequacy, additional capital needs, and funding of capital needs. The project will produce a detailed capital spending plan for each institution that spans a 15 year period. The project will gather current

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facilities condition data that can be used to populate a database that gives institutions and the Council reliable and flexible access for future use and analysis. The assessment and reports for each institution should be a turnkey system with separate reports for each institution. The assessment should: (1) use comparable criteria to gather and analyze data and present clear findings and recommendations for each institution, including options for managing and protecting the investment; (2) provide options for: (a) a database to maintain the data collected; (b) customized automated templates and forms for data collection; (c) software platforms that allow integration of facilities data with applications; and (d) generation of custom data queries; and (3) present reports and assessments that offer cost effective options for reducing facilities needs, innovative design concepts, and potential space use conversions.

The plan will assist the Commonwealth in making capital projects funding decisions, including consideration of costs and changes in capital needs caused by new technologies, alternative systems of delivery of postsecondary education, and federal and state building code changes. The proposal of each respondent shall address each of the items described in the sections identified below.

#### ***Assessment Objectives***

- Determine the condition and fit-for-continued-use of facilities.
- Examine the question of capital equity.
- Determine the adequacy of capital facilities.
- Develop a 15 year facilities assessment, capital needs, and funding plan for each institution.

#### ***Scope of Work***

- Conduct a statewide assessment of the condition, adequacy of existing facilities, fit/suitability-for-continued-use, functionality of facilities, and underground infrastructure (e.g., steam lines, duct banks, electrical distribution systems, etc.).
- Determine the need for additional space for each university and community and technical college district campus site.
- Determine whether facilities are comparable among the campuses given their different missions.
- Complete an analysis of space adequacy for each institution given the size and projected growth.
- Provide interim progress reports to the Council on Postsecondary Education.
- Develop a 15 year plan detailing the implementation of the findings, including sources of funds to address the space need.
- Prepare an executive summary and present the results.
- Provide an option to implement an updatable facilities assessment database for maintaining current projections of costs for maintenance and renewal of capital assets.

#### ***Anticipated Timeline and Schedule:***

- Issue RFP not later than November 18, 2005.
- Receive proposals by close of business December 12, 2005.
- Review and select best proposal after January 20, 2006.
- Issue contract to successful bidder by February 15, 2006.
- Contractor provides a draft report to the Council for review and comment by October 1, 2006.
- Contractor completes the project and provides final report to the Council by October 15, 2006.

#### ***Proposals Must Address the Following***

Respondents shall provide a detailed narrative describing the project approach, methodology, management, procedures and definitions, method of cost estimating and assessment, educational

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adequacy assessments, deliverables, and asset management database system in the proposal. Minimum actions required follow.

- The consultant (field review team) will develop and validate a single data collection protocol, visit each institution campus, and apply the criteria to each facility separately.
- Describe review technique in detail including industry expected useful life tables for determining system, component, or facility condition.
- Describe how the assessment team will conduct the survey of each building to observe/assess building systems and components, identify deficiencies, and formulate recommendations.
- Discuss using the following prime elements and systems as elements of the assessment: site analysis, building structural frame/envelope, curtain wall, roofing, plumbing, heating, air conditioning and ventilation, electrical, vertical transportation, mechanical system, life safety and fire protection, energy conservation, operations and maintenance, and interior.
- Discuss the overall accuracy and reliability of the proposed assessment methodology and projected cost to address deficiencies.
- The database used to complete the analysis must be capable of exporting data in standard formats including CSV and Microsoft ACCESS. The data, data analysis, reports, and recommendations from the statewide assessment shall be the property of the Commonwealth.
- It is preferred that the same assessment team visit each campus site and assess each facility. The respondent may provide a detailed discussion of an alternative approach.
- Discuss the CPE preference that the first site assessment be conducted as a model training project, with team(s) assessing the initial site simultaneously, along with representatives of the postsecondary system with discussion during the assessment to facilitate consistency of evaluation methodology among the members of the teams.
- Based on the assessment, the consultant will provide, at a minimum, a report including an executive summary, general description, general physical condition, probable costs, deviation from general guides, recommendations, purpose and scope, system descriptions (general, site, structural, envelope, mechanical, electrical, vertical transportation, life safety and fire protection, interior elements, egress/ingress), probable cost to remedy deficiencies, additional considerations, etc.
- The proposal shall include a detailed schedule or process chart depicting project implementation including timelines.

### ***Pricing***

- Each respondent shall state a total project price for their proposal. This price shall also be expressed as a cost per square foot by category of space, i.e., education and general facilities (for example, classroom or administration buildings), central plant, water treatment plants, and research facilities.
- Each respondent shall provide total project price for two alternate assessment approaches: (a) a general assessment (level 1) determines deficiencies by a system level analysis of replacement cost models supplemented by visual inspections to determine the general condition of the building systems, estimate deficiency costs, determine funding necessary to address deficiencies, and determine capital renewal funding needs to address building system components; and (b) a comprehensive assessment (level 2) provides a detailed deficiency process using a team of assessors, collects field data and determine the facility condition, estimates deficiency costs, determines funding necessary to address deficiencies, and analyzes building life cycles to determine future system renewal costs.

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- Each respondent shall provide a schedule of proposed man hours by staff type by task to meet the proposed timeline.

#### ***Qualification and Relevant Experience***

Team members shall be licensed or certified to practice their trade or profession in the Commonwealth of Kentucky. Provide a brief history of your firm including characteristics unique to your organization that qualify your firm to serve as prime contractor. Provide information regarding essential qualifications of the team proposed for the assignment including the job classifications that are important to conduct a successful facilities condition assessment (include resumes along with an organization chart). Relevant experience must have occurred since 1999.

Provide a minimum of three references for the firm's experience, as applicable, with similar projects. Include names, addresses, and telephone numbers.

#### ***Disclosure/Certification Forms***

Disclosure and certification forms (Attachments B, C, D, E, and F) must be completed in their entirety, notarized, and returned with your response. Failure to complete and submit all forms will result in your disqualification from the process.

#### ***Reservation of Rights***

The Commonwealth reserves the right to:

- Reject any and all submissions with cause.
- Waive minor irregularities in all procedures relative to the RFP.
- Reject all submissions and seek new submissions when such procedure is reasonably in the best interest of the Commonwealth.
- Make investigations regarding qualifications of any or all respondents as the Commonwealth deems necessary.
- Request and receive such additional information as the Commonwealth may reasonably require. Failure to comply with such a request will result in disqualification.

#### ***Liability***

The Commonwealth shall not be liable for:

- Any cost incurred in the preparation of any submission of qualifications or proposal.
- Any disclosure, whether by negligence or otherwise, of any material or information in any form submitted by any respondent to this RFP.

#### ***Questions***

All questions concerning this RFP must be submitted by e-mail to [facilityconditionrfi@ky.gov](mailto:facilityconditionrfi@ky.gov) no later than 4:30 p.m. ET on Wednesday, November 30, 2005. The Council will periodically provide responses in the form of a "question and answer" document, without identifying prospective bidders, via its website ([www.cpe.ky.gov](http://www.cpe.ky.gov)) and the state e-procurement website (<https://eprocurement.ky.gov>).

This procedure is the only one to be used by prospective bidders in seeking clarification or answers to questions about this RFP. Prospective bidders are cautioned that any direct contact with any employee at the Council regarding this RFP is inappropriate and is expressly prohibited.

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## **Evaluation of Proposals**

### ***First Level Review***

All proposals will first be read to determine whether or not they are responsive to the RFP. A determination of each vendor's eligibility will be made. A proposal will be disqualified if it does not include a response to each specific item listed in the minimum actions required section, if it does not arrive at the Council by the stated time, if it does not include the disclosure/certification forms, pricing, or qualifications and relevant experience information.

### ***Second Level Review***

An evaluation committee composed of representatives from the Council on Postsecondary Education and each of the nine public postsecondary institutions will review all eligible proposals and determine the value of each relative to the RFP and all other proposals that are under consideration at the second level of review.

The evaluation committee will assess the quality of the proposal based on RFP and solution offered, ability of the firm to accomplish the project within the stated time, the experience of the firm successfully completing similar projects, and the cost of the proposal. This level of review will identify a short list of up to five vendors to make a presentation to the committee. Criteria:

- |   |           |
|---|-----------|
| 1. Methodology                                | Points 20 |
| 2. Timeline/Schedule                          | Points 15 |
| 3. Pricing                                    | Points 30 |
| 4. Qualifications /Relevant Experience        | Points 30 |
| 5. Asset Management Database Software/Support | Points 5  |

### ***Third Level Review***

This final level of review will evaluate the short list of up to five vendors. The evaluation committee will assess the quality of the vendor's presentation, experience, solution offered, the team, and the cost of the proposal. The presentation expenses/travel costs will be the responsibility of the vendor. Criteria:

- |   |           |
|---|-----------|
| 1. Presentation                               | Points 35 |
| 2. Team and experience                        | Points 30 |
| 3. Pricing                                    | Points 25 |
| 4. Asset Management Database Software/Support | Points 10 |

### ***Best Value***

The determination of vendors will be a best value evaluation. The successful vendor may or may not be the lowest cost vendor. The successful vendor will be determined on the basis of which proposal and presentation, in the opinion of the evaluation committee, represents the best combination of value and service to the postsecondary education system.

The RFP solicits proposals only. Submission of a proposal in accordance with this RFP may or may not result in the award of a contract to perform the services requested. The postsecondary education system may, at its sole discretion, reject any and all proposals, seek clarification or request additional information pertinent to any proposal, or request that the bidders submit a best and final offer.

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***Anticipated Timeline Restated***

- Last Date for Questions 4:30 p.m. ET, November 30, 2005
- Submission Deadline 4:30 p.m. ET, December 12, 2005
- Establish Short List December 18, 2005
- Invite Short List for Presentations January 2006
- Identify Top Three Proposals After January 20, 2006
- Issue Contract February, 2006
- Deliver Draft Report to Council/Institutions for Review/Comment October 1, 2006
- Final Product Delivered to Council/Institutions (25 copies) October 15, 2006

**Submission of Proposals**

Twelve (12) copies of each submission of proposals and all related materials must be received at the following address no later than 4:30 p.m. ET on Monday, December 12, 2005.

Ms. Sandra K. Woodley, D.B.A.  
Vice President for Finance  
Council on Postsecondary Education  
1024 Capital Center Drive, Suite 320  
Frankfort, Kentucky 40601-8204

Proposals received after the stated deadline WILL NOT be accepted. It is not the responsibility of courier services to meet the deadline. It is the responsibility of the respondent. E-mail and fax copies WILL NOT be accepted for actual proposal submission.

***This RFP is also available on the Council Website: [www.cpe.ky.gov](http://www.cpe.ky.gov).***

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## ATTACHMENT A

Commonwealth of Kentucky  
Council on Postsecondary Education  
Public Postsecondary Education Institutions  
Pursuant to KRS 164

Eight universities and one community and technical college system with 65 campus sites make up the public system of postsecondary education in Kentucky. The institutions and the approximate square footage are:

<u>Institution Name</u>	<u># of Buildings</u>	<u>Building GSF</u>
• Eastern Kentucky University	190	4,626,458
• Kentucky Comm. & Tech. College System	266	5,558,845
• Kentucky State University	41	1,103,964
• Morehead State University	112	2,718,969
• Murray State University	170	3,636,974
• Northern Kentucky University	88	2,130,472
• University of Kentucky	915	14,117,798
• University of Louisville	132	7,541,703
• Western Kentucky University	35	2,977,709

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## ATTACHMENT B

Commonwealth of Kentucky  
Council on Postsecondary Education  
Sworn Statement Regarding Campaign Finance Laws  
Pursuant to KRS Chapter 121

The undersigned hereby swears or affirms, under penalty prescribed by law or perjury, that neither he/she, individually, nor, to the best of his/her knowledge and belief, the corporation, partnership, or other business entity which he/she represents in connection with this procurement, has knowingly violated any provisions of the campaign finance laws of the Commonwealth of Kentucky, pursuant to KRS 121A.050, and that the award of a contract to him/her, individually, or to the corporation, partnership, or other business entity which he/she represents, will not violate any of the above referenced statutes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Print or Type)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Firm Name

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing statement was sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 2005 by  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

***Note: This document must contain a notary seal.***



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### ATTACHMENT C

Commonwealth of Kentucky  
Council on Postsecondary Education  
Sworn Statement Regarding Executive Branch  
Code of Ethics  
Pursuant to KRS Chapter 11

The undersigned hereby swears or affirms, under penalty prescribed by law or perjury, that neither he/she, individually, nor, to the best of his/her knowledge and belief, the corporation, partnership, or other business entity which he/she represents in connection with this procurement, has knowingly violated any provisions of the campaign finance laws of the Commonwealth of Kentucky, pursuant to KRS 11A.001 to KRS 11A.990, and that the award of a contract to him/her, individually, or to the corporation, partnership, or other business entity which he/she represents, will not violate any of the above referenced statutes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Print or Type)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Firm Name

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing statement was sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 2005 by  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

***Note: This document must contain a notary seal.***

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## ATTACHMENT D

### Commonwealth of Kentucky Council on Postsecondary Education Sworn Statement Regarding Violations of Kentucky Revised Statutes Pursuant to KRS Chapter 45A.485

KRS 45A.863 States:

(1) Any state contract awarded under KRS Chapter 45A, 175, 176, 177, or 180 after July 15, 1994, shall require the contractor to:

(a) Reveal any final determination of a violation by the contractor within the previous five (5) year period pursuant to KRS Chapters 136, 139, 141, 337, 338, 341, and 342 that apply to the contractor; and,

(b) Be in a continuous compliance with the provisions of KRS Chapters 136, 139, 141, 337, 338, 341, and 342 that apply to the contractor for the duration of the contract.

(2) A contractor's failure to reveal a final determination of a violation of KRS Chapters 136, 139, 141, 337, 338, 341, and 342 or to comply with these statutes for the duration of the contract shall be grounds for the Commonwealth's:

(a) Cancellation of the contract; and

(b) Disqualification of the contractor from eligibility for future state contracts for a period of two (2) years.

The undersigned hereby swears or affirms, under penalty prescribed by law or perjury, that neither he/she, individually, nor, to the best of his/her knowledge and belief, the corporation, partnership, or other business entity which he/she represents in connection with this procurement, has knowingly violated any provisions of the campaign finance laws of the Commonwealth of Kentucky, pursuant to KRS 45A.863, and that the award of a contract to him/her, individually, or to the corporation, partnership, or other business entity which he/she represents, will not violate any of the above referenced statutes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Print or Type)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Firm Name

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing statement was sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 2005 by \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**Note: This document must contain a notary seal.**

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### ATTACHMENT E

Commonwealth of Kentucky  
Council on Postsecondary Education  
Sworn Statement Regarding Anti-Nepotism Provisions  
Pursuant to KRS Chapter 45A.863

The undersigned hereby swears or affirms, under penalty prescribed by law or perjury, that neither he/she, individually, nor, to the best of his/her knowledge and belief, the corporation, partnership, or other business entity which he/she represents in connection with this procurement, has knowingly violated any provisions of the campaign finance laws of the Commonwealth of Kentucky, pursuant to KRS 45A.863, and that the award of a contract to him/her, individually, or to the corporation, partnership, or other business entity which he/she represents, will not violate any of the above referenced statutes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Print or Type)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Firm Name

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing statement was sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 2005 by

\_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**Note: This document must contain a notary seal.**

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## ATTACHMENT F

### Contact Information

Please complete this form and return it with your proposal. Thank you for your assistance in helping the Council maintain an accurate record of contacts.

The current contact information is accurate and should be used for future mailings.

Title, first name, last name

Job title

Company name

Address (1)

Address (2)

City, State, Postal Code

E-mail address

Phone

Fax

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**Commonwealth of Kentucky Postsecondary Education Institutions  
Facilities Condition Assessment  
RFP Questions & Answers**

The following questions have been raised regarding the Request for Proposals to conduct a statewide assessment of the condition of postsecondary education institution facilities.

1. **Question:** Has the Commonwealth established a budget for the project?  
**Response:** No, the Commonwealth has not established a budget for the project.
  
2. **Question:** Is the time line for the project “October 2006” flexible?  
**Response:** The timelines established by the Commonwealth are based on its need to use the assessment results in January 2007. As stated in the RFP the final report is requested October 15, 2006. A respondent may offer an alternate timeline for product delivery.
  
3. **Question:** If a firm is teaming with other firms, must all complete RFP attachments B, C, D, E, and F or only the prime firm?  
**Response:** Only the firm with whom a contract is to be signed is required to complete RFP Attachments B, C, D, E, and F. However, if the contract is to be joint all firms having signature authority must complete the attachments.
  
4. **Question:** Is the request (page 8 of RFP) that “Team Members shall be licensed or certified to practice their trade or profession in the Commonwealth of Kentucky” referring to the prime firm that must be licensed, all firms on a team must be licensed, or all individuals represented on a team must be licensed regardless of firm’s license?  
**Response:** The requirement refers to the primary respondent/firm signing the contract. The firm must be licensed or have a reciprocal agreement that allow the firm to practice in Kentucky. The firm is presumed responsible for the quality of the work provided by the team.

**November 28, 2005**

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1. **Question:** .A Space Adequacy Assessment does not have levels like the condition assessment. Is this service to be priced separately from the Level 1 and Level 2 Condition Assessments? Is it to be included with only one level of assessment? Or is the fee to be incorporated with both levels of assessment?  
**Response:** The RFP presumes that the cost of the space adequacy assessment will remain constant and stated separately within the total cost estimate. Once stated the amount does not need to be restated in both the level 1 and level 2 estimates of the condition assessment.
  
2. **Question:** On page 6, the first bullet under Scope of Work includes underground infrastructure in the scope of the condition assessment and provides examples of that infrastructure as steam lines, duct banks, electrical distributions systems, etc. Can the CPE be more specific as to what underground infrastructure will and will not be included in the assessments? Is this infrastructure buried or in underground tunnels?  
**Response:** Typical infrastructure includes electrical, sewer, water, steam, chilled water, etc. Any or all of these may be included in the assessment. On some campuses these services are direct bury and on others the services are provided through utility tunnels.
  
3. **Question:** On page 6, the last bullet under Scope of Work asks the respondents to "provide an option to implement an updatable facilities assessment database..."Does this database system need to be integrated with any existing facilities maintenance or management systems or is it to stand alone?"  
**Response:** For guidance respondents should refer to the section titled “proposals must address” bullet #6 “The database used to complete .....
  
4. **Question:** On page 11, the CPE provides a list of the institutions, the number of buildings associated with each institution and the gross square feet associated per institution that make up the 65 campus sites in Kentucky. Can the CPE also provide the number of campus sites and buildings per campus site for each institution? Specifically for the Community and Technical College System, how many campus sites are there and how many buildings per campus?  
**Response:** The information can be found at the following web address  
<http://cpe.ky.gov/news/rfp/current.htm>

**November 29, 2005**

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**Received on or before November 30, 2005 and posted December 7, 2005**

1. **Question:** How will current funding for each campus be identified and provided, by the campus or the Council on Postsecondary Education?

**Response:** The Council on Postsecondary Education will coordinate the provision of data to complete the assessment

2. **Question:** How is adequacy of space currently being evaluated, and what external benchmarks are currently utilized?

**Response:** Space need is currently evaluated using a Space Utilization Standards & Space Needs Model. The model, developed in 1999, uses space standards that are based on national norms.

3. **Question:** What criteria is utilized to determine fit and suitability for continued use? Who establishes the criteria?"

**Response:** The Council on Postsecondary Education does not have official criteria to determine fit-for-continued use.

4. **Question:** Will staff levels by position be provided by each campus for use in the assessment of operation and maintenance (as described in the 4<sup>th</sup> point of page 6)?

**Response:** The Council on Postsecondary Education will coordinate the provision of data required to complete the assessment.

5. **Question:** Are additional reports currently available to breakdown square footage by use, including administrative, educational, research, central plant, etc in order to calculate cost per square foot by category?

**Response:** The RFP asks vendors to state the square foot cost for assessing education and general space v. space at central plants v. space at water treatment plants v. space in research facilities. The question: "what is the difference in the cost to assess these type facilities"?

6. **Question:** Does square footage included in the RFP include dormitories and athletic facilities?

**Response:** Yes, Table #2 provides square footage that does not include the dormitories and athletic space <http://cpe.ky.gov/news/rfp/current.htm>

7. **Question:** What is the long-term view of the condition assessment deliverable, and how will it be maintained?

**Response:** The condition assessment will become the new baseline information. The institutions and the Council on Postsecondary Education will continually update the information to meet the needs of the Commonwealth.

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- 8. Question:** Will the analysis of the space adequacy for each institution be performed at the institution level, or at the academic department level?  
**Response:** The RFP is requesting that the vendor propose in their response the appropriate approach to assessing the need.
- 9. Question:** Will data be available electronically for all campuses outlining the quantity and breakdown of rooms by type and function, the current projected enrollment, and the space allocated to each department?  
**Response:** The Council on Postsecondary Education will coordinate, based on the data needs identified by the successful vendor, the provision of data required to complete the assessment.
- 10. Question:** Are life cycle costs analysis included in the scope of work for level 1 assessment (as described in the 2<sup>nd</sup> point under pricing on page 7)?  
**Response:** The RFP requests that the vendor propose an approach to implementing the statewide assessment that will yield the end product described therein. Thus, the vendor must determine the required inputs.
- 11. Question:** Will the condition assessment team have access to facilities on weekends and evenings?  
**Response:** The successful vendor may negotiate access as required to complete the project.
- 12. Question:** Will contacts be established on each campus for the facility team?  
**Response:** Yes, project contacts will be identified for each college and university.
- 13. Question:** What level of support will be provided by facility staff at each institution to collect historical data?  
**Response:** The Council on Postsecondary Education will coordinate the provision of data to the successful vendor.
- 14. Question:** Will temporary housing be available for the condition assessment teams to reduce project expenses?  
**Response:** The successful vendor may have an opportunity negotiate certain terms and condition of the contract.
- 15. Question:** Is there funding set aside for a study of this magnitude?  
**Response:** There is not an established budget amount set aside to complete the project. The vendor response is expected to assist in establishing the project budget.



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**16. Question:** In providing a project price for two alternative assessment approaches, will you require a schedule of proposed hours by staff type by task for each approach?

**Response:** The vendor must determine whether a significant difference exist between the time required for alternative #1 compared to alternative #1 that requires a separate identification and allocation of hours or whether a single submission is sufficient.

**17. Question:** Is the RFP asking the respondent to “serve as prime contractor to design and implement a statewide facilities condition assessment ...” implying the data collection may be performed by other parties or is the RFP intending the respondent to include the actual level 1 and level 2 data collection /field assessment for all listed buildings in the pricing of this proposal?

**Response:** The vendor is asked to prepare a response that produces the desired end product, including design, implementation and final reports.

**18. Question:** Given the preference to have the same as each institution, are the institutions prepared to support a level 2 assessment at a rate of 10 to 20 buildings a day for a period of weeks to over a month in the case of UK?

**Response:** The Commonwealth is requesting that vendors provide a proposal that address both a level 1 and a level 2 assessment.

**19. Question:** Is the level 2 assessment information critical to the decisions the CPE must make in January 2007?

**Response:** The Commonwealth is requesting that the project be complete and a final report provided not later than October 15, 2006.

**20. Question:** Given the CPE has not established a budget, and the considerable expense necessary to prepare a proposal of this nature, does the CPE understand the magnitude of this request and the risk they are asking the respondent to assume, particularly for a level 2 assessment?

**Response:** The Commonwealth plan to undertake a statewide facilities condition assessment, vendors must determine whether to submit a proposal in response to the RFP.

**21. Question:** Does the primary respondent/firm have to be licensed or certified in the Commonwealth of Kentucky at the time of submission or rather, before a contract is issued?

**Response:** Please refer to page 13 of the RFP, “failure to complete and submit all forms will result in your disqualification from the process”. Thus to preserve the right to compete a firm must be licensed, certified, or have a reciprocal agreement that allows them to practice in Kentucky at the time the certification form is submitted.

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**22. Question:** What level of detail is the Council looking for relative to the adequacy, fit-for-use, and growth projection portion of the project scope?

**Response:** The successful vendor is expected to propose a methodology for producing the end product.

**23. Question:** Will all campuses be physically visited relative to adequacy, fit-for-use, and growth projection portion of the project?

**Response:** The successful vendor is expected to propose a methodology for producing the end product.

**24. Question:** Is there a space inventory in place and is it accurate?

**Response:** The Commonwealth maintains a complete inventory of buildings and rooms for each campus and each institution maintain a similar inventory data base.

**25. Question:** Is there strategic planning information available?

**Response:** The Commonwealth has adopted a postsecondary education public agenda and each institution has strategic plans. Those documents will be provided to the successful vendor.

**26. Question:** Are elevators included in the scope?

**Response:** The assessment includes all building systems.

**27. Question:** Will an energy audit be required for each building?

**Response:** No.

**28. Question:** Does the Commonwealth envision retaining the asset analysis database system its supplier uses after the facilities study is complete? Or will the CPE only need the data it self.

**Response:** Bullet #6, page 4 of the RFP describe the intent of the Commonwealth. Of, course the successful vendor may offer an institution the opportunity to purchase the data collection and management system, however this in not a requirement of the proposal.

**December 07, 2005**